# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

105 Stanley Street, Wallan Vic 3756

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$565,000	Pro	operty Type	Hou	ISE		Suburb	Wallan
Period - From	28/10/2020	to	27/10/2021		So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	14 Forbes Blvd WALLAN 3756	\$572,500	30/06/2021
2	1 Hadley Dr WALLAN 3756	\$550,000	13/05/2021
3	91 William St WALLAN 3756	\$495,000	18/06/2021

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

28/10/2021 09:45



105 Stanley Street, Wallan Vic 3756



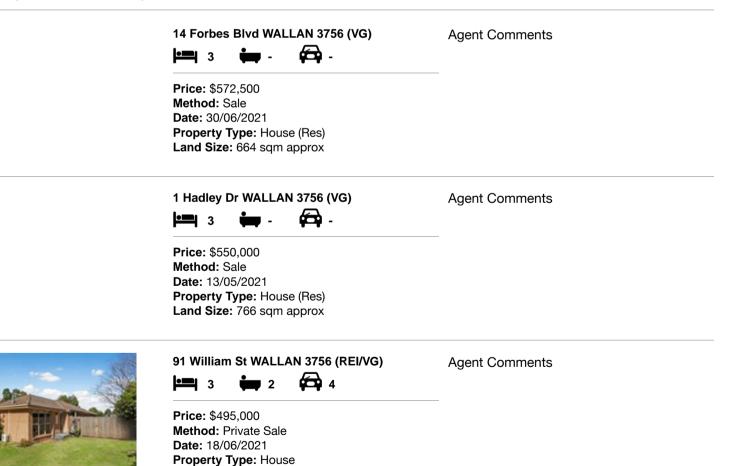




Property Type: House (Previously Occupied - Detached) Land Size: 867 sqm approx Agent Comments Johnny El-Halabi (03) 7018 8588 0457 344 444 johnny@therealestestate.com.au

Indicative Selling Price \$550,000 - \$600,000 Median House Price 28/10/2020 - 27/10/2021: \$565,000

# **Comparable Properties**



Account - The Realest Estate | P: (03) 7018 8588



propertydata

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Land Size: 854 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.