

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 consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$565,000 Property Type House Suburb Wallan

Period - From 28/10/2020 to 27/10/2021 Source 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.

Address 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



**The Realest
Estate.**

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

28/10/2020 - 27/10/2021: \$565,000



Property Type: House (Previously Occupied - Detached)

Land Size: 867 sqm approx

Agent Comments

Comparable Properties

14 Forbes Blvd WALLAN 3756 (VG)

Agent Comments



Price: \$572,500

Method: Sale

Date: 30/06/2021

Property Type: House (Res)

Land Size: 664 sqm approx

1 Hadley Dr WALLAN 3756 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 13/05/2021

Property Type: House (Res)

Land Size: 766 sqm approx



91 William St WALLAN 3756 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 18/06/2021

Property Type: House

Land Size: 854 sqm approx

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



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