

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16/5 Eden Place, Wallan Vic 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$380,000

Median sale price

Median price \$365,000 Property Type Unit Suburb Wallan

Period - From 16/09/2019 to 15/09/2020 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	9/4 Eden PI WALLAN 3756	\$370,100	03/07/2020
2	2/4 Eden PI WALLAN 3756	\$365,000	23/06/2020
3	8/4 Eden PI WALLAN 3756	\$360,000	09/07/2020

OR

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

This Statement of Information was prepared on: 16/09/2020 11:20



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

16/09/2019 - 15/09/2020: \$365,000

Comparable Properties

9/4 Eden PI WALLAN 3756 (VG)

Agent Comments

 3  -  -

Price: \$370,100

Method: Sale

Date: 03/07/2020

Property Type: Flat/Unit/Apartment (Res)



2/4 Eden PI WALLAN 3756 (VG)

Agent Comments

 3  -  -

Price: \$365,000

Method: Sale

Date: 23/06/2020

Property Type: Flat/Unit/Apartment (Res)

8/4 Eden PI WALLAN 3756 (VG)

Agent Comments

 3  -  -

Price: \$360,000

Method: Sale

Date: 09/07/2020

Property Type: Flat/Unit/Apartment (Res)