

# 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

19 Elisha Court, Wallan Vic 3756

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$610,000

### Median sale price

Median price \$615,000 Property Type House Suburb Wallan

Period - From 01/04/2021 to 30/06/2021 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	2 Nikolai Ct WALLAN 3756	\$590,000	20/07/2021
2	32 Alexander Av WALLAN 3756	\$585,000	20/05/2021
3	59 Watergum Way WALLAN 3756	\$580,000	11/08/2021

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:

04/10/2021 13:30



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**Property Type:** House  
**Land Size:** 375 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$610,000  
**Median House Price**  
June quarter 2021: \$615,000

## Comparable Properties



**2 Nikolai Ct WALLAN 3756 (VG)**

**Agent Comments**

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**Price:** \$590,000  
**Method:** Sale  
**Date:** 20/07/2021  
**Property Type:** House (Res)  
**Land Size:** 672 sqm approx



**32 Alexander Av WALLAN 3756 (VG)**

**Agent Comments**

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**Price:** \$585,000  
**Method:** Sale  
**Date:** 20/05/2021  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx



**59 Watergum Way WALLAN 3756 (VG)**

**Agent Comments**

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**Price:** \$580,000  
**Method:** Sale  
**Date:** 11/08/2021  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx

**Account - Buckingham & Co** | P: 03 9435 0999 | F: 03 9435 0111