

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

134 Raglan Street, Wallan Vic 3756

Indicative selling price

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

Range between \$595,000 & \$645,000

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	34 Watergum Way WALLAN 3756	\$680,000	19/08/2021
2	22 Groundberry Av WALLAN 3756	\$640,000	30/08/2021
3	17 Forbes Blvd WALLAN 3756	\$608,000	10/07/2021

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:

01/10/2021 10:06



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Property Type: House
Land Size: 649 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$645,000
Median House Price
June quarter 2021: \$615,000

Comparable Properties



34 Watergum Way WALLAN 3756 (REI)

Agent Comments

4 2 2

Price: \$680,000
Method: Private Sale
Date: 19/08/2021
Property Type: House
Land Size: 572 sqm approx

22 Groundberry Av WALLAN 3756 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000
Method: Private Sale
Date: 30/08/2021
Property Type: House (Res)
Land Size: 469 sqm approx

17 Forbes Blvd WALLAN 3756 (VG)

Agent Comments

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Price: \$608,000
Method: Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 668 sqm approx