

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 and
postcode

1 CARMELO COURT WALLAN VIC 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,000

Property type

Land

Suburb

Wallan

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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

14 CRAIG PARRY DRIVE WALLAN VIC 3756	\$400,000	16-Feb-23
36 KNIGHT WAY WALLAN VIC 3756	\$490,000	08-May-23
32 KNIGHT WAY WALLAN VIC 3756	\$510,000	02-May-23

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: 16 August 2024



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14 CRAIG PARRY DRIVE WALLAN VIC 3756

- - -

Sold Price

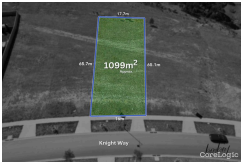
\$400,000

Sold Date

16-Feb-23

Distance

1.65km



36 KNIGHT WAY WALLAN VIC 3756

- - -

Sold Price

\$490,000

Sold Date

08-May-23

Distance

2.21km



32 KNIGHT WAY WALLAN VIC 3756

- - -

Sold Price

\$510,000

Sold Date

02-May-23

Distance

2.25km

RS = Recent sale

UN = Undisclosed Sale

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