

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 10 Belladonna Circuit, Wallan, VIC 3756

Indicative selling price

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

Price Range \$595,000 & \$650,000

Median sale price

Median price \$630,000 Property Type House Suburb Wallan (3756)
Period - From 01/01/2022 to 31/12/2023 Source pricefinder

Comparable property sales

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
11 AVON COURT, WALLAN VIC 3756	\$635,000	21/08/2023
69 PRETTY SALLY DRIVE, WALLAN VIC 3756	\$595,000	11/07/2023
19 ALCANTARA BOULEVARD, WALLAN VIC 3756	\$610,000	24/04/2023

This Statement of Information was prepared on: 04/09/2023