

# 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 1/28 Hadley Drive, Wallan, VIC 3756

### Indicative selling price

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

Price Range

\$485,000

&

\$533,500

### Median sale price

Median price

\$420,000

Property Type

House

Suburb

Wallan (3756)

Period - From

01/07/2023

to

30/06/2024

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
1/8 RAGLAN STREET, WALLAN VIC 3756	\$500,000	28/11/2023
7/1 DARRAWAIT ROAD, WALLAN VIC 3756	\$480,000	12/03/2024
4/110 WINDHAM STREET, WALLAN VIC 3756	\$500,000	20/03/2024

This Statement of Information was prepared on: 15/08/2024