

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

110 Valley Drive 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

\$795,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,000

Property type

House

Suburb

Wallan

Period-from

01 Dec 2020

to

30 Nov 2021

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

2 Ritaco Way Wallan VIC 3756	\$801,000	18-Jul-21
47 Craig Parry Drive Wallan VIC 3756	\$823,000	15-May-21
15 Augusta Way Wallan VIC 3756	\$812,000	24-Apr-21

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: 15 December 2021

	2 Ritaco Way Wallan VIC 3756	Sold Price	\$801,000	Sold Date	18-Jul-21
 4  2  2	Distance	1.81km			
	47 Craig Parry Drive Wallan VIC 3756	Sold Price	\$823,000	Sold Date	15-May-21
 4  3  3	Distance	0.52km			
	15 Augusta Way Wallan VIC 3756	Sold Price	\$812,000	Sold Date	24-Apr-21
 4  2  3	Distance	1.32km			

RS = Recent sale

UN = Undisclosed Sale

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