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

13 Nicholson Street Wallan VIC 3756

Indicative selling price

Period-from

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

Single Price		or range between	3040000	&	\$560,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$506,250	Property type	House	Suburb	Wallan
1					

31 Dec 2020

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2020

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.

to

Address of comparable property	Price	Date of sale
9 Minogue Way Wallan VIC 3756	\$550,000	05-Mar-20

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: 18 January 2021

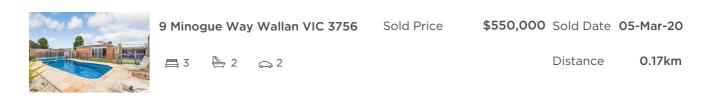
Source



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RS = Recent sale UN = Undisclosed Sale

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