

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 23 Cavallo Crescent, Wallan, VIC 3756

Indicative selling price

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

Price Range \$1,250,000 & \$1,350,000

Median sale price

Median price \$334,000 Property Type Vacant Land Suburb Wallan (3756)

Period - From 01/08/2023 to 31/12/2024 Source CORELOGIC

Comparable property sales

A These are two 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 |
|--------------------------------------|-------------|--------------|
| 26 INNOVATION DRIVE, WALLAN VIC 3756 | \$1,342,000 | 11/08/2023 |
| 54A STATION STREET, WALLAN VIC 3756 | \$1,350,000 | 18/10/2023 |
| | | |

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: 24/01/2025