# 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

#### 36 ALEXANDER AVENUE 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 rang betwee	Y 3000000	&	\$680,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$625,000	Property type	House	Suburb	Wallan						

31 Mar 2023

Source

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

01 Apr 2022

**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	
4 ZOE PLACE WALLAN VIC 3756	\$670,000	28-Mar-23	
13 HADLEY DRIVE WALLAN VIC 3756	\$663,000	01-Mar-23	
36 BLUE LAKE DRIVE WALLAN VIC 3756	\$662,000	25-Aug-22	

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.

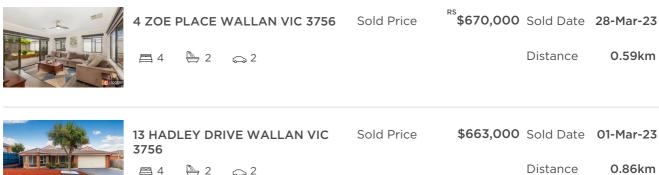
This Statement of Information was prepared on: 26 April 2023



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36 BLU 3756	E LAKE	DRIVE	WALLAN VIC Sold Price	\$662,000	Sold Date	25-Aug-22
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**RS** = Recent sale UN = Undisclosed Sale

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