# 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

52 Dudley Street 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	\$650,000	&	\$700,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$575,000	Prope	Property type		House	Suburb	Wallan
Period-from	01 Feb 2021	to	31 Jan 2	2022	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
57 Stanley Street Wallan VIC 3756	\$650,000	07-Oct-21
64 Raglan Street Wallan VIC 3756	\$700,000	19-Nov-21
6 McCarthy Court Wallan VIC 3756	\$700,000	11-Nov-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: 22 February 2022



consumer.vic.gov.au



Distance

1.3km

	57 Stanley Street Wallan VIC 3756	Sold Price	\$650,000	Sold Date	07-Oct-21
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■ U Hooker Open Home – Conditions of Entry	64 Raglan Street Wallan VIC 3756	Sold Price	\$700,000	Sold Date	19-Nov-21
Proof of Vaccinetion Due to querent COVID-3 restrictions anyong the public vaccinetation with the settle address of the settle addre	🖴 3 峇 2 👝 6			Distance	0.21km
	6 McCarthy Court Wallan VIC 3756	Sold Price		Sold Date	11-Nov-21

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RS = Recent sale UN = Undisclosed Sale

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