

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

84 BUCKLAND HILL 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Wallan

Period-from

01 May 2024

to

30 Apr 2025

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

42 BATMAN CRESCENT WALLAN VIC 3756	\$620,000	16-Dec-24
32 BRIDGEWATER PARKWAY WALLAN VIC 3756	\$645,000	08-Oct-24
10 FREESIA DRIVE WALLAN VIC 3756	\$630,000	29-Aug-24

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.~~

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**42 BATMAN CRESCENT WALLAN
VIC 3756**

4 2 2

Sold Price

\$620,000

Sold Date

16-Dec-24

Distance

0.39km



**32 BRIDGEWATER PARKWAY
WALLAN VIC 3756**

4 3 2

Sold Price

\$645,000

Sold Date

08-Oct-24

Distance

0.74km



**10 FREESIA DRIVE WALLAN VIC
3756**

4 2 2

Sold Price

\$630,000

Sold Date

29-Aug-24

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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