

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

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	\$330,000	&	\$350,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$615,000	Property type	Other	Suburb	Wallan
Period-from	01 Jan 2023	to	31 Dec 2023	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.

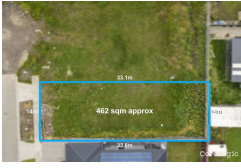
Address of comparable property	Price	Date of sale
16 CLARENDON CRESCENT WALLAN VIC 3756	\$340,000	05-Jan-23
25 SILVAN STREET WALLAN VIC 3756	\$368,000	06-Sep-22
34 RAM CIRCUIT WALLAN VIC 3756	\$400,000	12-Dec-22

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 January 2024

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**16 CLARENDON CRESCENT
WALLAN VIC 3756**



Sold Price **\$340,000** Sold Date **05-Jan-23**

Distance **0.66km**



**25 SILVAN STREET WALLAN VIC
3756**



Sold Price **\$368,000** Sold Date **06-Sep-22**

Distance **0.73km**



**34 RAM CIRCUIT WALLAN VIC
3756**



Sold Price **\$400,000** Sold Date **12-Dec-22**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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