

# STATEMENT OF INFORMATION

11 HAMMER STREET, WALLAN, VIC 3756

PREPARED BY VIKAS ANEJA, MELVIC REAL ESTATE, PHONE: 0430271027



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 11 HAMMER STREET, WALLAN, VIC 3756 🕮 - 😂 -







**Indicative Selling Price** 

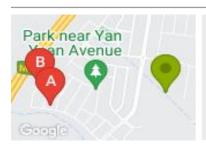
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

null

Provided by: Vikas Aneja, Melvic Real Estate

#### **MEDIAN SALE PRICE**



## WALLAN, VIC, 3756

**Suburb Median Sale Price (Other)** 

\$482,500

01 April 2023 to 31 March 2024

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



#### 97 BLUE LAKE DR, WALLAN, VIC 3756







Sale Price

\$335,000

Sale Date: 19/12/2023

Distance from Property: 766m





## 8 HERNE ST, WALLAN, VIC 3756







Sale Price

\$304,000

Sale Date: 15/02/2024

Distance from Property: 831m



### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sa	ale
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Including subu	ddress urb and estcode 11 HAMMER STREET, WALLAN, VIC 3756						
Indicative s	elling price					_	
For the meaning of this price see consumer.vic.gov.au/underquoting							
Price Range:							
Median sale	price						
Median price	\$482,500	Property type	Other	Suburb	WALLAN		
Period	01 April 2023 to 31 Ma	rch 2024	Source		vicefinder		

#### Comparable property sales

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.

Address of comparable property		Price	Date of sale
	97 BLUE LAKE DR, WALLAN, VIC 3756	\$335,000	19/12/2023
	8 HERNE ST, WALLAN, VIC 3756	\$304,000	15/02/2024

This Statement of Information was prepared on:

07/06/2024

pricefinder

