

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	17 Adrian Circuit Wallan, 3756
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$625,000 & \$650,000
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### Median sale price

Median price	\$600,000	Property Type	RESIDENTIAL	Suburb	WALLAN
Period - From	01-Jan-2024	to	13-May-2024	Source	Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	26 Cardinia Place, Wallan, Vic 3756	\$630,000	30-Apr-2024
2	30 Periwinkle Crescent, Wallan, Vic 3756	\$680,000	07-May-2024
3	2 Providence Avenue, Wallan, Vic 3756	\$678,000	30-Nov-2023

This statement of information was prepared on 13-May-2024 at 7:56:11 PM EST