

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 Adrian Circuit Wallan, 3756
---	--------------------------------

Indicative selling price

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

Range between	\$580,000 & \$620,000
---------------	-----------------------

Median sale price

Median price	\$618,500	Property Type	HOUSE	Suburb	WALLAN 3756
Period - From	01-Sep-2023	to	30-Nov-2023	Source	Pricefinder

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	2 Providence Avenue, Wallan 3756	\$650,000	30-Nov-2023
2	7 Brook Court, Wallan 3756	\$635,000	29-Nov-2023
3	1 Vineleaf Avenue, wallan 3756	\$675,000	23-Nov-2023

This statement of information was prepared on 30-Nov-2023 at 6:28:57 PM EST