

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

29 GREENVALE AVENUE 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

\$669,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Wallan

Period-from

01 Jun 2023

to

31 May 2024

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

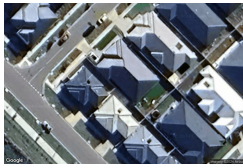
Date of sale

39 YAN YEAN AVENUE WALLAN VIC 3756	\$695,000	03-Jul-23
13 QUEEN STREET WALLAN VIC 3756	\$685,000	13-May-24
16 SAMSON BROOK DRIVE WALLAN VIC 3756	\$690,000	09-Aug-23

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: 13 June 2024



39 YAN YEAN AVENUE WALLAN VIC 3756

 4  2  -

Sold Price

\$695,000

Sold Date

03-Jul-23

Distance

0.71km



13 QUEEN STREET WALLAN VIC 3756

 4  2  2

Sold Price

^{RS} **\$685,000**

Sold Date

13-May-24

Distance

2.39km



16 SAMSON BROOK DRIVE WALLAN VIC 3756

 3  2  3

Sold Price

\$690,000

Sold Date

09-Aug-23

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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