

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 56 Botanical Avenue, Wallan, VIC 3756

Indicative selling price

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

Price Range

\$550,000

&

\$605,000

Median sale price

Median price

\$636,500

Property Type

House

Suburb

Wallan (3756)

Period - From

01/01/2023

to

31/12/2023

Source

Pricefinder

Comparable property sales

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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
32 BOTANICAL AVENUE, WALLAN VIC 3756	\$600,000	02/10/2023
7 TREEVIOLET LANE, WALLAN VIC 3756	\$560,000	12/03/2024
68 HOLLY DRIVE, WALLAN VIC 3756	\$585,000	27/10/2023

This Statement of Information was prepared on: 28/03/2024