

Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

13 McCarthy Court 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		\$600,000		\$650,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$492,000	*House	X	*Unit		Suburb	Wallan
Period-from	01 Jul 2018	to 3	0 Jun 20	19	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	
128 Windham Street Wallan VIC 3756	\$575,000	26-Feb-19	
19B Pretty Sally Drive Wallan VIC 3756	\$661,000	08-Jan-19	
36 Roulston Way Wallan VIC 3756	\$620,000	29-Sep-18	

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.

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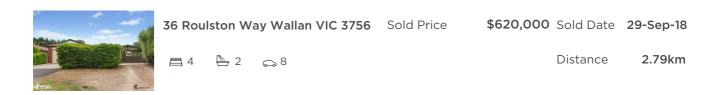




128 Windham Street Wallan VICSold Price\$575,000Sold Date26-Feb-193756➡ 4➡ 2➡ 4Distance1.24km



19B Pretty Sally Drive Wallan VIC 3756	Sold Price	\$661,000 Sold Date	08-Jan-19
🚍 3 🔄 2 🞧 2		Distance	2.34km



RS = Recent sale UN = Undisclosed Sale

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