

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

52 Wallara Waters Boulevard 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

\$580,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,000

Property type

House

Suburb

Wallan

Period-from

01 Sep 2018

to

31 Aug 2019

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

16 Dampiera Avenue Wallan VIC 3756	\$590,000	17-Aug-18
12 Adrian Circuit Wallan VIC 3756	\$585,000	09-Aug-18
15 Blue Lake Drive Wallan VIC 3756	\$580,000	18-Oct-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.~~

This Statement of Information was prepared on: 19 September 2019



16 Dampiera Avenue Wallan VIC 3756

4 2 3

Sold Price

\$590,000

Sold Date

17-Aug-18

Distance

3.47km



12 Adrian Circuit Wallan VIC 3756

4 2 2

Sold Price

\$585,000

Sold Date

09-Aug-18

Distance

2.16km



15 Blue Lake Drive Wallan VIC 3756

4 2 2

Sold Price

\$580,000

Sold Date

18-Oct-18

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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