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	30 Cascade 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	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$506,250	Property type	House	Suburb	Wallan
Period-from	01 Jan 2020	to	31 Dec 2020	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
84 Wallara Waters Boulevard Wallan VIC 3756	$605,000	17-Mar-20
64 Wallara Waters Boulevard Wallan VIC 3756	$600,000	11-Jan-21
2 Vineleaf Avenue Wallan VIC 3756	$595,000	01-Aug-20

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 January 2021

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84 Wallara Waters Boulevard Wallan VIC 3756

5 2 2

Sold Price **$605,000** Sold Date **17-Mar-20**

Distance **0.44km**



64 Wallara Waters Boulevard Wallan VIC 3756

3 2 -

Sold Price RS **$600,000** UN Sold Date **11-Jan-21**

Distance **0.62km**



2 Vineleaf Avenue Wallan VIC 3756

4 2 2

Sold Price **$595,000** Sold Date **01-Aug-20**

Distance **2.36km**

RS = Recent sale **UN** = Undisclosed Sale

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