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	13 GROUNDBERRY 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	House	Suburb	Wallan
Period-from	01 Aug 2022	to	31 Jul 2023	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
11 GROUNDBERRY AVENUE WALLAN VIC 3756	$660,000	13-Jul-23
41 CORELLA DRIVE WALLAN VIC 3756	$640,000	19-Feb-23
33 WATERGUM WAY WALLAN VIC 3756	$665,000	21-Apr-22

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: 28 August 2023

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11 GROUNDBERRY AVENUE WALLAN VIC 3756

4 2 2

Sold Price RS **$660,000** Sold Date **13-Jul-23**

Distance **0.01km**



41 CORELLA DRIVE WALLAN VIC 3756

4 2 2

Sold Price **$640,000** Sold Date **19-Feb-23**

Distance **0.41km**



33 WATERGUM WAY WALLAN VIC 3756

4 2 2

Sold Price **$665,000** Sold Date **21-Apr-22**

Distance **0.43km**

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

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