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	17 Cavallo Crescent 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	$1,050,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$514,250	Property type	House	Suburb	Wallan
Period-from	01 Apr 2020	to	31 Mar 2021	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
4 Cavallo Crescent Wallan VIC 3756	$1,075,000	27-Nov-20
37 Cavallo Crescent Wallan VIC 3756	$1,060,000	03-Aug-20
3 Parkside Rise Wallan VIC 3756	$1,023,000	11-Feb-21

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: 07 April 2021

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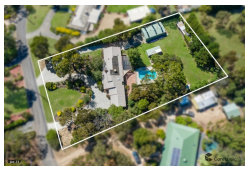
4 Cavallo Crescent Wallan VIC 3756 Sold Price **$1,075,000** Sold Date **27-Nov-20**

4 2 4 Distance **0.23km**



37 Cavallo Crescent Wallan VIC 3756 Sold Price **$1,060,000** Sold Date **03-Aug-20**

4 2 4 Distance **0.35km**



3 Parkside Rise Wallan VIC 3756 Sold Price RS **$1,023,000** UN Sold Date **11-Feb-21**

4 2 6 Distance **1.51km**

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

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