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	8 PROVIDENCE 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$270,000	Property type	Land	Suburb	Wallan
Period-from	01 Mar 2021	to	28 Feb 2022	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
10 EDITORIAL AVENUE WALLAN VIC 3756	$725,000	20-Dec-21
4 BALMAIN CIRCUIT WALLAN VIC 3756	$745,000	24-May-21
7 CARDINIA PLACE WALLAN VIC 3756	$705,000	03-Mar-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: 08 March 2022

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10 EDITORIAL AVENUE WALLAN VIC 3756

4 2 2

Sold Price **$725,000** Sold Date **20-Dec-21**

Distance **0.21km**



4 BALMAIN CIRCUIT WALLAN VIC 3756

4 2 6

Sold Price **$745,000** Sold Date **24-May-21**

Distance **0.79km**



7 CARDINIA PLACE WALLAN VIC 3756

4 2 2

Sold Price RS **$705,000** Sold Date **03-Mar-22**

Distance **0.84km**

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

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