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	9 Jacob Street 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	$550,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	**$455,000**	Property type	**House**	Suburb	Wallan
Period-from	01 Jun 2019	to	31 May 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
12 Banon Street Wallan VIC 3756	$570,000	26-May-20
7 Stud Court Wallan VIC 3756	$550,000	22-Oct-19
9 Poa Place Wallan VIC 3756	$575,000	21-Mar-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: 13 June 2020

CONSUMER AFFAIRS VICTORIA

Peter Hess
0413003140
peterh@hessrealestate.com.au



12 Banon Street Wallan VIC 3756 Sold Price RS $570,000 Sold Date 26-May-20

4 2 3 Distance 0.13km



7 Stud Court Wallan VIC 3756 Sold Price $550,000 Sold Date 22-Oct-19

4 2 2 Distance 0.22km



9 Poa Place Wallan VIC 3756 Sold Price $575,000 Sold Date 21-Mar-20

4 2 2 Distance 0.87km

RS = Recent sale UN = Undisclosed Sale

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