



Statement Of Information

Sections 47AF of the Estate Agents Act 1980

30 Charles Street Wallan 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 \$610,000.00 & \$650,000.00

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit Suburb or locality Wallan
Period - From Dec 2021 to Jan 2022 Source REA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
20 Charles St Wallan	\$605,000	31/12/2022
68 Riceflower Rise Wallan	\$630,000	21/12/2021
24 Australia Drive Wallan	\$623,000	17/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or

~~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*.~~

(*Delete as applicable)