

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

61-65 EASTERN RIDGE 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,383

Property type

Land

Suburb

Wallan

Period-from

01 Sep 2022

to

31 Aug 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

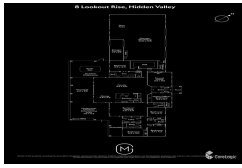
Date of sale

8 LOOKOUT RISE WALLAN VIC 3756	\$2,100,000	05-Apr-23
10 LOOKOUT RISE WALLAN VIC 3756	\$1,280,000	05-Jun-23
860 VALLEY DRIVE WALLAN VIC 3756	\$1,250,000	04-Aug-23

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: 06 September 2023



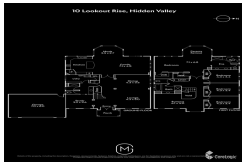
8 LOOKOUT RISE WALLAN VIC 3756

5 2 -

Sold Price

^{RS} **\$2,100,000** Sold Date **05-Apr-23**

Distance **0.51km**



10 LOOKOUT RISE WALLAN VIC 3756

5 3 2

Sold Price

^{RS} **\$1,280,000** Sold Date **05-Jun-23**

Distance **0.45km**



860 VALLEY DRIVE WALLAN VIC 3756

4 2 2

Sold Price

^{RS} **\$1,250,000** Sold Date **04-Aug-23**

Distance **0.71km**



26 CAVALLO CRESCENT WALLAN VIC 3756

4 2 5

Sold Price

\$1,402,000 Sold Date **25-Mar-23**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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