

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

4 MALLOW 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,500

Property type

Land

Suburb

Wallan

Period-from

01 Jun 2022

to

31 May 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 SPECKLED WARBLER LOOP WALLAN VIC 3756	\$269,000	01-Aug-22
8 FALCON STREET WALLAN VIC 3756	\$280,000	15-May-22
1 HARDHEAD STREET WALLAN VIC 3756	\$305,767	16-Nov-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: 23 June 2023

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**8 SPECKLED WARBLER LOOP
WALLAN VIC 3756**

4 2 1

Sold Price **\$269,000** Sold Date **01-Aug-22**

Distance **1.04km**



**8 FALCON STREET WALLAN VIC
3756**

4 2 -

Sold Price **\$280,000** Sold Date **15-May-22**

Distance **1.13km**



**1 HARDHEAD STREET WALLAN VIC
3756**

1 1 -

Sold Price **\$305,767** Sold Date **16-Nov-22**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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