

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 or
locality and postcode

6 Dampiera Avenue, Wallan Vic 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$510,000 Property Type House Suburb Wallan

Period - From 01/01/2020 to 31/12/2020 Source REIV

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
1	14 Tarago St WALLAN 3756	\$502,000	22/01/2021
2	25 Dampiera Av WALLAN 3756	\$495,000	03/12/2020
3	4B Stanley St WALLAN 3756	\$485,000	07/01/2021

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:

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Property Type: Land
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
Year ending December 2020: \$510,000

Comparable Properties



14 Tarago St WALLAN 3756 (REI)

Agent Comments



Price: \$502,000
Method: Private Sale
Date: 22/01/2021
Property Type: House



25 Dampiera Av WALLAN 3756 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 03/12/2020
Rooms: 5
Property Type: House (Res)
Land Size: 577 sqm approx



4B Stanley St WALLAN 3756 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 07/01/2021
Property Type: House
Land Size: 530 sqm approx