

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

5 Lomandra Avenue, Wallan Vic 3756

Indicative selling price

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

Range between \$549,000 & \$590,000

Median sale price

Median price \$640,000 Property Type House Suburb Wallan

Period - From 01/07/2023 to 30/09/2023 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	44 Maidenhair Dr WALLAN 3756	\$570,000	06/10/2023
2	40 Boronia Av WALLAN 3756	\$560,000	02/11/2023
3	35 Richmond St WALLAN 3756	\$550,000	16/10/2023

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:

09/11/2023 14:44



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$549,000 - \$590,000

Median House Price

September quarter 2023: \$640,000

Comparable Properties



44 Maidenhair Dr WALLAN 3756 (REI)

Agent Comments

3 2 2

Price: \$570,000

Method: Private Sale

Date: 06/10/2023

Property Type: House

Land Size: 400 sqm approx



40 Boronia Av WALLAN 3756 (REI)

Agent Comments

4 2 2

Price: \$560,000

Method: Private Sale

Date: 02/11/2023

Property Type: House

Land Size: 375 sqm approx



35 Richmond St WALLAN 3756 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000

Method: Private Sale

Date: 16/10/2023

Property Type: House

Land Size: 448 sqm approx

Account - Little Real Estate | P: 07 3037 0255