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	32 BOTANICAL AVENUE 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~~		or range between	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	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
30 STRINGYBARK AVENUE WALLAN VIC 3756	$580,000	27-Jul-23
20 BOTANICAL AVENUE WALLAN VIC 3756	$600,000	04-Feb-23
33 RICEFLOWER RISE WALLAN VIC 3756	$600,000	05-Sep-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: 18 September 2023

Inder Singh
P 57833399
M 0406104794
E inder.singh@ljhooker.com.au

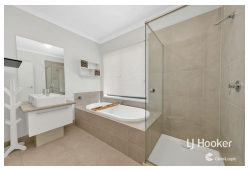


30 STRINGYBARK AVENUE WALLAN VIC 3756

4 2 2

Sold Price RS $580,000 Sold Date 27-Jul-23

Distance 0.25km



20 BOTANICAL AVENUE WALLAN VIC 3756

4 2 2

Sold Price $600,000 Sold Date 04-Feb-23

Distance 0.17km



33 RICEFLOWER RISE WALLAN VIC 3756

4 2 2

Sold Price RS $600,000 Sold Date 05-Sep-23

Distance 0.12km

RS = Recent sale **UN** = Undisclosed Sale

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