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

16 DAMPIERA 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	\$645,000	&	\$710,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$626,000	Prop	erty type	House		Suburb	Wallan
Period-from	01 Feb 2022	to	31 Jan 2	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
4 BUCKLAND HILL DRIVE WALLAN VIC 3756	\$710,000	09-Oct-21
46 CASCADE AVENUE WALLAN VIC 3756	\$705,000	28-Dec-21
8 WARANGA STREET WALLAN VIC 3756	\$700,000	28-Nov-21

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: 01 February 2023





Wavne Smith P 03 5782 1433 M 0429 884 777

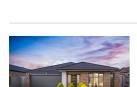
 $\ \ \, E\ \, wayne@waynesmithrealestate.com.au$



4 BUCKLAND HILL DRIVE WALLAN Sold Price VIC 3756

\$710,000 Sold Date 09-Oct-21

3.78km Distance



46 CASCADE AVENUE WALLAN VIC 3756

⇔ 2

Sold Price

\$705,000 Sold Date 28-Dec-21

4.07km

Distance 3.81km



8 WARANGA STREET WALLAN VIC Sold Price 3756

\$700,000 Sold Date 28-Nov-21

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Distance

RS = Recent sale UN = Undisclosed Sale

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