

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 RICEFLOWER RISE, WALLAN, VIC 3756 🕮 4 🕒 2 🚓 2





Indicative Selling Price

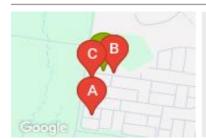
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$610,000 to \$660,000

Provided by: Lakshay Gupta , Ray White Glenroy

MEDIAN SALE PRICE



WALLAN, VIC, 3756

Suburb Median Sale Price (House)

\$620,000

01 July 2024 to 30 June 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



4 CLOVER WAY, WALLAN, VIC 3756







Sale Price

\$645,000

Sale Date: 07/04/2025

Distance from Property: 327m





44 RICEFLOWER RISE, WALLAN, VIC 3756







Sale Price

\$610,000

Sale Date: 24/01/2025

Distance from Property: 74m





71 RICEFLOWER RISE, WALLAN, VIC 3756







Sale Price

\$650,000

Sale Date: 23/01/2025

Distance from Property: 88m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

56 RICEFLOWER RISE, WALLAN, VIC 3756

Indicative selling price

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

Price Range: \$610,000 to \$660,000

Median sale price

Median price	\$620,000	Property type	House	Suburb	WALLAN
Period	01 July 2024 to 30 June 2025		Source	F	oricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 CLOVER WAY, WALLAN, VIC 3756	\$645,000	07/04/2025
44 RICEFLOWER RISE, WALLAN, VIC 3756	\$610,000	24/01/2025
71 RICEFLOWER RISE, WALLAN, VIC 3756	\$650,000	23/01/2025

This Statement of Information was prepared on:

15/07/2025

