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**STATEMENT OF INFORMATION**

Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode

69 Darraweit Road, Wallan Vic 3756

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$250,000

**Median sale price**

Median price

\$253, 000

Land

X

Suburb or  
locality

WALLAN VIC 3756

Period - From

July 18

to

December 2018

Source



**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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 137 ROULSTON WAY, WALLAN, VIC 3756	\$275, 000	31/10/2018
2. 5 STELLA CRT, WALLAN, VIC 3756	\$275, 000	12/11/2018
3. 146 WALLARA WATERS BOULEVARD, WALLAN VIC 3756	\$265, 000	03/09/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated 23<sup>th</sup> April 2019.