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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 8/19-21 RAGLAN STREET, WALLAN, VIC 3756

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$300000 & \$330000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$350,000

\*Unit X

Suburb or  
locality WALLAN 3756

Period - From 01 Jan 2018 to 31 Dec 2018

Source 

**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
2/18 DUDLEY ST, WALLAN, VIC 3756	\$330,000	06/09/2018
4/129 HIGH ST, WALLAN, VIC 3756	\$295,000	27/04/2018
4/144 DUDLEY ST, WALLAN, VIC 3756	\$320,500	14/02/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 6th February 2019.