



STATEMENT OF INFORMATION

6 HOPKINS WAY, WALLAN, VIC 3756

PREPARED BY NICOLE ROWE, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 HOPKINS WAY, WALLAN, VIC 3756

3 2 2

Indicative Selling Price

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

Price Range: 400,000 to 440,000

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



WALLAN, VIC, 3756

Suburb Median Sale Price (House)

\$422,500

01 April 2017 to 30 September 2017

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



55 PRETTY SALLY DR, WALLAN, VIC 3756

3 2 2

Sale Price

\$410,000

Sale Date: 05/07/2017

Distance from Property: 804m



14 QUEEN ST, WALLAN, VIC 3756

3 2 2

Sale Price

***\$410,000**

Sale Date: 26/06/2017

Distance from Property: 1.2km



27 WELLINGTON ST, WALLAN, VIC 3756

3 1 1

Sale Price

\$440,000

Sale Date: 13/05/2017

Distance from Property: 1.9km



This report has been compiled on 02/10/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 HOPKINS WAY, WALLAN, VIC 3756

Indicative selling price

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

Price Range:

400,000 to 440,000

Median sale price

Median price

\$422,500

House

X

Unit


Suburb

WALLAN

Period

01 April 2017 to 30 September 2017

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
55 PRETTY SALLY DR, WALLAN, VIC 3756	\$410,000	05/07/2017
14 QUEEN ST, WALLAN, VIC 3756	*\$410,000	26/06/2017
27 WELLINGTON ST, WALLAN, VIC 3756	\$440,000	13/05/2017