

32m

400m<sup>2</sup>  
approx

32m

Vacant Land

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**9 Sundew Avenue,  
WALLAN 3756**

### Indicative selling price

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

**Range \$190,000 - \$209,000**

### Median sale price

Median **Vacant Land** for **WALLAN** for period **Jul 2019 - Sep 2019**

Sourced from **pricefinder**.

**\$250,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**69 Darraweit Rd,**  
Wallan 3756

Price **\$240,000** Sold 08 July  
2019

**49 Riceflower Rise,**  
Wallan 3756

Price **\$217,000** Sold 21 May  
2019

**5 Sundew Avenue,**  
Wallan 3756

Price **\$200,000** Sold 19  
August 2019

This Statement of Information was prepared on 4th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

#### Ray White Epping

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#### Contact agents



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