

STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

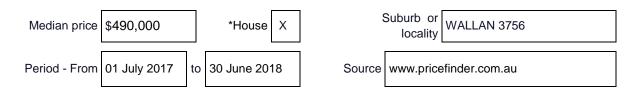
| Address | |
|-----------------------------------|--|
| The advisable as a substitute and | O MANINE ANI AMENINE MANINE ANIMO OTEO |
| including suburb and | 3 YAN YEAN AVENUE WALLAN VIC 3756 |
| postcode | |

Indicative selling price

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

| Range Between | \$430,000 | То | \$450,000 |
|---------------|-----------|----|-----------|
|---------------|-----------|----|-----------|

Median sale price



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 |
|--|-----------|--------------|
| 31 CASCADE AVE, WALLAN, VIC 3756 | \$470,000 | 17/07/2018 |
| 17 BUCKLAND HILL DR, WALLAN, VIC 3756 | \$465,000 | 09/07/2018 |
| 113 WALLARA WATERS BVD, WALLAN, VIC 3756 | \$452,500 | 17/03/2018 |

Property data source: www.pricefinder.com.au Generated on 08 February 2019.