
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

3 YAN YEAN AVENUE WALLAN VIC 3756

Indicative selling price

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

Range Between

\$430,000

 To

\$450,000

Median sale price

Median price

\$490,000

*House

X

Suburb or
locality

WALLAN 3756

Period - From

01 July 2017

to

30 June 2018

Source

www.pricefinder.com.au
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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.