

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

Lot 1149 Clarendon Street, Wallan VIC 3756

Indicative selling price

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

Price range
between

\$240,000

&

\$250,000

Median sale price

Median price

\$185,000

Land

X

Suburb or
locality

WALLAN

Period - From

July 2017

to

September 2017

Source



Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last 12 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
1. 19 Tarago Street, Wallan VIC 3756	\$202,000	03/07/2017
2. 31 Samson Brook Drive, Wallan VIC 3756	\$200,000	10/05/2017
3. 14 Mount Eliza Ave, Wallan VIC 3756	\$150,000	05/05/2017

Property data source: www.pricefinder.com.au Generated on 1 November 2017.