
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/ 144 Dudley Street, Wallan

Indicative selling price

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

Range Between::

\$320, 000

&

\$340, 000

Median sale price

Median price

\$305, 000

Unit

X

Suburb or
locality

WALLAN

Period - From

01//04/2017

to

30/09/2017

Source

www.pricefinder.com.au

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
1. 3/132 Dudley Street, Wallan VIC 3756	\$320, 000	14/09/2017
2. 2/113 Wellington Street, Wallan VIC 3756	\$332, 000	15/09/2017
3. 8/43 Darraweit Road, Wallan VIC 3756	\$310, 000	07/08/2017

Property data source: www.pricefinder.com.au Generated on 11th October 2017