



# STATEMENT OF INFORMATION

49 WALLACE ROAD, CHRISTMAS HILLS, VIC 3775

PREPARED BY NICOLE ROWE, IAN REID VENDOR ADVOCATES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**49 WALLACE ROAD, CHRISTMAS HILLS,**



**3**



**1**



**2**

### Indicative Selling Price

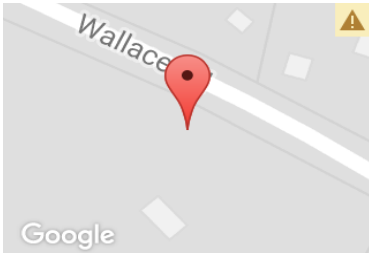
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$620,000 to \$682,000**

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**CHRISTMAS HILLS, VIC, 3775**

Suburb Median Sale Price (House)

01 January 2017 to 30 June 2017

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This report has been compiled on 18/07/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb and  
postcode

49 WALLACE ROAD, CHRISTMAS HILLS, VIC 3775

**Indicative selling price**

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

Price Range:

\$620,000 to \$682,000

**Median sale price**

Median price

House

X

Unit

Suburb

CHRISTMAS HILLS

Period

01 January 2017 to 30 June 2017

Source



**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.