

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 9 Kangaroo Run, Wallan VIC 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price range between \$820,000 & \$870,000

Median sale price

Median price \$512,500

House ☒

Suburb Wallan

Period - From January 2019 to March 2019

Source 

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. 5 Queen Adelaide Court, Wallan VIC 3756	\$835,000	07/11/2018
2. 3 Bedford Court, Wallan VIC 3756	\$816,000	08/02/2018
3. 13 McNaughton Close, Wallan VIC 3756	\$890,000	19/12/2018

Property data source: www.pricefinder.com.au Generated on 24th May 2019.