
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

34 WATERGUM WAY, 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

\$420000

&

\$460000

Median sale price

(*Delete house or unit as applicable)

Median price

\$486,250

*House

X

Suburb or
locality

WALLAN

Period - From

01 October 2017

to

30 September Period 2018

Source



Comparable property sales

A* 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
9 TREEVIOLET LANE, WALLAN, VIC 3756	\$431,000	10/10/2017
51 WATERGUM WAY, WALLAN, VIC 3756	\$440,000	21/08/2018
22 STRINGYBARK AVE, WALLAN, VIC 3756	\$455,000	01/08/2018

Property data source: www.pricefinder.com.au Generated on 17 October 2018.