

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 54 (Lot 473) Boronia Ave, Wallan VIC 3756

Indicative selling price

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

Single price \$185,000

Median sale price

Median price \$250,000

Land ☒

Suburb Wallan VIC 3756

Period - From July 2018 to September 2018

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. 7 Astelia Lane, Wallan VIC 3756	\$180,000	29/08/2018
2. 58 Boronia Ave, Wallan VIC 3756	\$215,000	15/02/2018
3. 32 Periwinkle Cres, Wallan VIC 3756	\$245,000	14/06/2018

Property data source: www.pricefinder.com.au Generated on 04th December 2018.