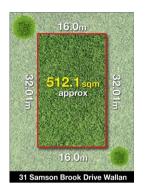
hockingstuart





Indicative Selling Price \$160,000 - \$176,000 **Median House Price** March guarter 2017: \$430,000

Comparable Properties



50 Buckland Hill Dr WALLAN 3756 (REI)





Price: \$175,000 Method: Private Sale Date: 06/01/2017

Rooms: -

Property Type: Land Land Size: 750 sqm

Agent Comments

Agent Comments

Agent Comments

147 Wallara Waters Blvd WALLAN 3756 (REI)







Price: \$165,000 Method: Private Sale Date: 31/03/2017

Rooms: -

Property Type: Land (Res) Land Size: 544 sqm









Price: \$165,000 Method: Private Sale Date: 17/08/2016

Rooms: -

Property Type: Land Land Size: 655 sqm

Account - hockingstuart | P: 03 9471 1100 | F: 03 9471 4053





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or	31 Samson Brook Dr, Wallan Vic 3756
locality andpostcode	

Indicative selling price

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

Range between	\$160,000	&	\$176,000

Median sale price

Median price \$430	0,000 Ho	ouse X	Suburb or loca	Wallan
Period - From 01/0	1/2017 to	31/03/2017	Source	REIV

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
50 Buckland Hill Dr WALLAN 3756	\$175,000	06/01/2017
147 Wallara Waters Blvd WALLAN 3756	\$165,000	31/03/2017
2 Warren Av WALLAN 3756	\$165,000	17/08/2016



