



**Rooms:**  
**Property Type:**  
**Agent Comments**

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

## Comparable Properties



**50 Buckland Hill Dr WALLAN 3756 (REI)**

**Agent Comments**



**Price:** \$175,000  
**Method:** Private Sale  
**Date:** 06/01/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 750 sqm

**147 Wallara Waters Blvd WALLAN 3756 (REI)**

**Agent Comments**



**Price:** \$165,000  
**Method:** Private Sale  
**Date:** 31/03/2017  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 544 sqm



**2 Warren Av WALLAN 3756 (REI)**

**Agent Comments**



**Price:** \$165,000  
**Method:** Private Sale  
**Date:** 17/08/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 655 sqm

# 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  
locality and postcode

31 Samson Brook Dr, Wallan Vic 3756

### Indicative selling price

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

Range between \$160,000

&

\$176,000

### Median sale price

Median price \$430,000

House

X

Suburb or locality

Wallan

Period - From 01/01/2017

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