

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 or
locality and postcode

3 Banksia Place Wallan

Indicative selling price

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

Single price \$* ----- or range between \$550,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$370,000

*House

*Unit

Suburb
or locality Wallan

Period - From Feb 2017 to May 2017

Source RP Data

Comparable property sales (*Delete A or B below as applicable)

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
1 18 Grevillea Court Wallan	\$547,000	14 March 2017
2 3 Springridge Blvd Wallan	\$585,000	12 Nov 2016
3 24 Grevillea Court Wallan	\$555,000	26 Sept 2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.