

---

**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 49 Wyatt Way, Wallan VIC 3756

**Indicative selling price**

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

Price range between \$460,000 & \$480,000

**Median sale price**

Median price \$517,000 House ☒ Suburb Wallan

Period - From January 2019 to March 2019

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. 10 Alexander Ave, Wallan VIC 3756	\$487,000	18/11/2018
2. 11 Scott Cres, Wallan VIC 3756	\$492,000	29/05/2018
3. 25 Wyatt Way, Wallan VIC 3756	\$490,000	22/07/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 28<sup>th</sup> May 2019.