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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

4 Teatree Lane Wallan 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

\$445,000

&

\$465,000

### Median sale price

Median price

\$ 480,000

House

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Suburb or  
locality

WALLAN

Period - From

1 July 2017

to

31 Dec 2017

Source

Pricefinder.com.au

### 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
26 Richmond Street Wallan	\$460,000	08/11/2017
5 Buckland Hill Drive Wallan	\$470,000	11/12/2017
173 Wallara Waters Blvd Wallan	\$485,000	04/10/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 20 February 2018.