



32m

16m

JATIN  
0448 440 179

512m<sup>2</sup>

32m

House

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 63 BERRY SALT BUSH DRIVE, WALLAN 3756

### Indicative selling price

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

**Single price \$250,000**

### Median sale price

Median **House** for **WALLAN** for period **Jul 2018 - Sep 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$495,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**63 BERRY SALT BUSH DR,  
WALLAN 3756**

**Price \$260,000** Sold 06 June 2018

**32 PERIWINKLE CR,  
WALLAN 3756**

**Price \$245,000** Sold 14 June 2018

**53 BERRY SALT BUSH DR,  
WALLAN 3756**

**Price \$262,500** Sold 01 July 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents

 **Jatin Kumar**

03 9466 3075  
0448 440 179

[jatin.kumar@bombayre.com.au](mailto:jatin.kumar@bombayre.com.au)

