

## 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 6/43 Darraweit Road Wallan 3756

### Indicative selling price

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

Single price \$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$327,250 \*Unit ☒ Suburb or locality Wallan 3756

Period - From 01/10/2017 to 30/09/2018 Source 

### 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. 7/141 WINDHAM ST, WALLAN, VIC 3756	\$362,500	15/11/2017
2. 2/141 WINDHAM ST, WALLAN, VIC 3756	\$370,000	05/03/2018
3. 3/110 WINDHAM ST, WALLAN, VIC 3756	\$395,000	20/04/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 11<sup>th</sup> December 2018.