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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

28 RAGLAN STREET, WALLAN, VIC 3756

**Indicative selling price**

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

Range between

\$480,000

&

\$520,000

**Median sale price**

Median price

\$505,000

House

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Suburb or  
locality

WALLAN VIC 3756

Period - From

April 2018

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. 4 ALMOND AVE, WALLAN, VIC 3756	\$505,000	8/5/2019
2. 3 HAYES CL, WALLAN, VIC 3756	\$530,000	7/7/2018
3. 2 JAMIESON WAY, WALLAN, VIC 3756	\$500,000	16/10/2018

Property data source: [www.pricfinder.com.au](http://www.pricfinder.com.au) Generated on 26<sup>th</sup> July 2019.