

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 2/141 Windham Street Wallan VIC 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range between \$340,000 & \$370,000

Median sale price

Median price \$ 305,000

*Unit X

Suburb or locality WALLAN

Period - From 1st Jan 2017 to 31st Dec 2017

Source www.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
7/141 Windham St Wallan Wallan	\$362,500	Nov 2017
4/13 Wellington St Wallan	\$340,000	Nov 2017
3/144 Dudley St Wallan	\$335,000	Oct 2017

Property data source: www.pricefinder.com.au Generated on 20th February 2018.