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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

9 MCCARTHY COURT WALLAN VIC 3756
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**Indicative selling price**

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

Range Between

\$395,000
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&

\$425,000
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**Median sale price**

Median price

\$252,500
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\*House

X
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Suburb or  
locality

WALLAN
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Period - From

1 <sup>st</sup> April 2018
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to

30 <sup>th</sup> June 2018
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Source

<a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a>
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**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
24A & 24B STANLEY ST WALLAN VIC 3756	\$500,000	26/06/2018
26 DAMPIERA AVE, WALLAN, VIC 3756	\$410,000	11/02/2018
19 WELLINGTON ST, WALLAN, VIC 3756	\$450,000	19/02/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 22 July 2018.