
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 23 Samson Brook Drive, Wallan VIC 3756

Indicative selling price

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

Price range between \$495,000 & \$535,000

Median sale price

Median price \$490,000 House ☒ Suburb Wallan VIC 3756

Period - From July 2018 to September 2018

Source 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 12 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. 6 Clarendon Street, Wallan VIC 3756 | \$550,000 | 07/09/2018 |
| 2. 24 Richmond Street, Wallan VIC 3756 | \$550,000 | 29/06/2018 |
| 3. 65 Wallara Waters Blvd, Wallan VIC 3756 | \$553,500 | 07/06/2018 |

Property data source: <http://www.pricefinder.com.au> Generated on 06 February 2019.