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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

37 RICHMOND 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) (\*Delete single price or range as applicable)

Set Price

\$250, 000

**Median sale price**

Median price

\$229, 000

Land

X

Suburb or  
locality

WALLAN VIC 3756

Period - From

Oct 2017

to

Sept 2018

Source

**Comparable property sales** (\*Delete A or B below as applicable)

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. 16 CLARENDON CRES, WALLAN, VIC 3756	\$245, 000	09/10/2018
2. 146 WALLARA WATERS BVD, WALLAN, VIC	\$265, 000	31/07/2018
3. 17 DARTMOUTH ST, WALLAN, VIC 3756	\$250, 000	07/12/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 12<sup>th</sup> December 2018.