

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 15 RICEFLOWER RISE, WALLAN, VIC 3756

Indicative selling price

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

Range Between \$ 375,000 & \$ 395,000

Median sale price

Median price \$410,000 House x Suburb or locality WALLAN

Period - From 01 April 2017 to 30 June 2017 Source Pricfinder.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 |
|-----------------------------------|-----------|--------------|
| 52 BLUE LAKE DR, WALLAN, VIC 3756 | \$400,000 | 07/08/2017 |
| 16 WATERGUM WAY, WALLAN, VIC 3756 | \$395,000 | 01/08/2017 |
| 1 TELOPEA AVE, WALLAN, VIC 3756 | \$395,000 | 18/05/2017 |

Property data source: www.pricfinder.com.au Generated on 15 September 2017.