

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2 The Heights Hidden Valley Wallan 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$980,000 & \$1,070,000

Median sale price

Median price \$485,000 Property type HOUSE Suburb WALLAN

Period - From 1 January 2019 to 31 December 2019 Source www.pricefinder.com.au

Comparable property sales

A* 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 8 Hidden Valley Blvd., Wallan	\$1,175,000	2/12/18
2 2 Hidden Valley Blvd., Wallan	\$1,100,000	19/02/19
3 13 Arno Ct, Wallan	\$1,152,000	20/08/19

This Statement of Information was prepared on: 27/04/2020