

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

16 (LOT 1152) CLARENDON CRESCENT, WALLAN, 3756

Indicative selling price

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

Price range
between

\$255,000

&

\$265,000

Median sale price

Median price

\$449, 500

LAND

X

Suburb or
locality

WALLAN VIC 3756

Period - From

January 2018

to

June 2017

Source



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
1. 1 MILLBROOK TCE, WALLAN, VIC 3756	\$275,000	21/05/2018
2. 28 BLUE LAKE DRIVE, WALLAN, VIC 3756	\$250,000	29/06/2018
3. 32 SAMSON BROOK DRIVE, WALLAN, VIC 3756	\$275,000	02/07/2018

Property data source: www.pricfinder.com.au Generated on 7th September 2018.