

---

## 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

10 Telopea Ave Wallan 3756

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between \$500,000 & \$530,000

### Median sale price

Median price

\$420,000

\*House

X

Suburb or  
locality

WALLAN

Period - From

April 2017

to

June 2017

Source

[www.pricefinder.com.au](http://www.pricefinder.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
4 Springridge Blvd Wallan	\$505,000	15/04/2017
38 Pretty Sally Drive Wallan	\$532,500	14/04/2017
32 Acacia Way Wallan	\$530,000	14/09/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 28 September 2017.