

## 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

8/5 Eden Place, Wallan VIC 3756

### Indicative selling price

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

Price range  
between

\$340,000

&

\$360,000

### Median sale price

Median price

\$355,000

Unit

X

Suburb or  
locality

WALLAN VIC 3756

Period - From

April 2018

to

March 2019

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. 7/12 STANLEY ST, WALLAN, VIC 3756 | \$390,000 | 23/08/2018   |
| 2. 10/6 EDEN PL, WALLAN, VIC 3756    | \$377,500 | 11/12/2018   |
| 3. 11/6 EDEN PL, WALLAN, VIC 3756    | \$380,000 | 17/12/2018   |

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 12/06/2019.