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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

20 Hopkins Way Wallan 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

\$445,000

&

\$480,000

### Median sale price

Median price

\$490000

House

X

Suburb or  
locality

WALLAN VIC 3756

Period - From

01/07/2017

to

30/06/2018

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. 3 Dakota Avenue Wallan	\$530,000	29/05/2018
2. 29 Silvertop Close Wallan	\$450,000	14/04/2018
3. 25 Hopkins Way Wallan	\$457,500	07/04/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 12<sup>th</sup> September 2018