

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 12 Buckland Hill Drive Wallan VIC 3756

Indicative selling price

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

Price range between \$550,000 & \$590,000

Median sale price

Median price \$ 495,000

House ☒

Suburb or
locality WALLAN

Period - From 1st July 2017 to 31st Dec 2017

Source 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
12 Moondara Terrace Wallan	\$577,500	22/07/2017
103 Wallara Waters Blvd Wallan	\$620,000	21/08/2017
3 Banksia Place Wallan	\$570,000	22/08/2017

Property data source: www.pricefinder.com.au Generated on 9th February 2018.