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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

1 Watergum Way, Wallan, Vic 3756

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between

\$500, 000

&amp;

\$540, 000

**Median sale price**

Median price

\$500, 000

House

☒Suburb or  
locality

WALLAN VIC 3756

Period - From

January  
2018

to

June 2018

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
1. 14 BOTANICAL AVE, WALLAN, VIC 3756	\$525, 000	14/03/2018
2. 28 HOLLY DR, WALLAN, VIC 3756	\$555, 000	03/04/2018
3. 25 QUEEN ST, WALLAN, VIC 3756	\$495, 000	18/04/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 24<sup>th</sup> July 2018