

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

96 Stanley Street Wallan 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$*390,000 & \$425,000

Median sale price

Median price \$487,500 Property type House Suburb Wallan

Period - From December 2018 to December 2019 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
1	11 Forbes Boulevard Wallan	\$403,000	14/12/19
2	3 Coustley Close Wallan	\$390,000	11/11/19
3	1/11 Raglan St Wallan	\$380,000	18/12/19

This Statement of Information was prepared on: 13th February 2020