

## 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 3 Isobel Court Wallan 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)

or range between \$520,000 & \$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$495000 \*House x \*Unit Suburb or locality Wallan 3756  
Period - From 01/04/2018 to 30/09/2018 Source 

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 28 HOPKINS WAY, WALLAN, VIC 3756	\$525,000	01/11/2018
2 20 BANKSIA PL, WALLAN, VIC 3756	\$540,000	24/10/2018
3 78 WALLARA WATERS BVD, WALLAN, VIC 3756	\$532,000	23/06/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 17/12/2018.