

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	38 GREENVALE AVENUE, WALLAN, VIC, 3756
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Indicative selling price

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

Price range between	\$440,000	&	\$465,000
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Median sale price

Median price	\$500,000	House	<input checked="" type="checkbox"/>	Suburb or locality	WALLAN VIC 3756
Period - From	January 2018	to	December 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. 12 GREENVALE AVE, WALLAN, VIC 3756	\$486,000	31/10/2018
2. 7 TARAGO ST, WALLAN, VIC 3756	\$460,000	05/11/2018
3. 93 WALLARA WATERS BVD, WALLAN, VIC 3756	\$460,000	13/09/2018

Property data source: www.pricefinder.com.au Generated on 15th March 2019.