

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

40 STRINGYBARK AVENUE, WALLAN, VIC, 3756


Indicative selling price

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

Price range between \$410,000 & \$430,000

Median sale price

Median price \$500,000 Property type House Suburb WALLAN

Period - From 01 July 2018 to 30 June 2019 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. 32 HOLLY DR, WALLAN, VIC 3756	\$440,000	04/05//2019
2. 6 NARROWLEAF ST, WALLAN, VIC 3756	\$432,000	07/03/2019
3. 45 MAIDENHAIR DR, WALLAN, VIC 3756	\$430,000	23/02//2019

This Statement of Information was prepared on: 16/09/2019