

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 137 ROULSTON WAY, WALLAN, VIC 3756

Indicative selling price

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

range between \$280,000 & \$300,000

Median sale price

Median price \$180,000 *House ☒ Suburb or locality WALLAN
Period - From 1st July 2017 to 30 Sept 2017 Source Pricfinder.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
46 STATION ST, WALLAN, VIC 3756	\$350,000	09/08/2017
32 BORONIA AVE, WALLAN, VIC 3756	\$335,600	25/08/2016
3 CASCADE AVE, WALLAN, VIC 3756	\$280,000	05/07/2017

Property data source: www.pricfinder.com.au Generated on 12 December 2017.