
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

4/144 Dudley Street, Wallan Victoria 3765

Indicative selling price

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

Price range
between

\$295, 000

&

\$320, 000

Median sale price

Median price

\$305, 000

UNIT

X

Suburb or
locality

WALLAN VIC 3756

Period - From

31/10/2017

to

31/12/2017

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. 2/91 STANLEY STREET, WALLAN, VIC 3756	\$294, 000	03/11/2017
2. 2/132 DUDLEY ST, WALLAN, VIC 3756	\$325, 500	27/11/2017
3. 3/144 DUDLEY ST, WALLAN, VIC 3756	\$335, 000	25/10/2017

Property data source: www.pricefinder.com.au Generated on 2nd Feb 2018.