
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

25 Watergum Way, Wallan Vic 3756

Indicative selling price

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

Price range
between

\$390, 000

&

\$410,000

Median sale price

Median price

\$495,000

House

X

Suburb or
locality

WALLAN VIC 3756

Period - From

July 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. 51 WATERGUM WAY, WALLAN, VIC 3756	\$440,000	21/08/2018
2. 31 WATERGUM WAY, WALLAN, VIC 3756	\$418,000	19/11/2018
3. 11 TREEVIOLET LANE, WALLAN, VIC 3756	\$415,000	27/10/2018

Property data source: www.pricefinder.com.au Generated on 26th February 2018