
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 The Outlook, Hidden Valley, Wallan
---	--------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between	\$730,000	&	\$790,000
---------------	-----------	---	-----------

Median sale price

Median price	\$382,500	House	<input checked="" type="checkbox"/>	Suburb or locality	Wallan
Period - From	April 2017	to	June 2017	Source	www.pricefinder.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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) 8 Arno Crt Hidden Valley Wallan	\$ 820000	23/05/2017
2) 2 Mountain Ash Court Hidden Valley Wallan	\$ 740000	12/01/2017
3) 82 Eastern Ridge Hidden Valley Wallan	\$ 650000	30/01/2017

Property data source: www.pricefinder.com.au Generated on 7th July 2017