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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

3 PROSPECT PLACE WALLAN VIC 3756
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range  
between

\$480,000	&	\$505,000
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### Median sale price

Median price

\$ 480,000	House	x	Suburb or locality	WALLAN VIC 3756
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Period - From

1 <sup>st</sup> Jan 2018	to	31 <sup>st</sup> March 2018
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Source

<a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a>
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### 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
134 Wallara Waters Blvd Wallan	\$ 515,000	13/02/2018
7 Buckland Hill Drive Wallan	\$ 495,000	25/01/2018
23 Yan Yean Ave Wallan	\$ 510,500	13/02/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 11th April 2017.