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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 123 Dolomite Rise Hidden Valley, Wallan 3756

### Indicative selling price

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

Price \$485,000

### Median sale price

Median price \$208,500

Land

x

Suburb or  
locality

WALLAN

Period - From 01 Jan 2017

to 31 Dec 2017

Source Pricfinder.com.au

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
111 Dolomite Rise, Hidden Valley Wallan	\$480,000	October 2017
15 The Heights Hidden Valley Wallan	\$450,000	December 2017

Property data source: [www.pricfinder.com.au](http://www.pricfinder.com.au) Generated on 16<sup>th</sup> February 2018