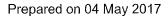
#### STATEMENT OF INFORMATION





### House Offered for Sale

25 Maidenhair Drive Wallan VIC 3756

□ 2

**3 2** 

## **Indicative Selling Price**

\$340,000 - \$365,000

### Median Sale Price of Houses in Wallan between Feb 2016 - Jan 2017

\$365,000

(Source: CoreLogic)

# **Comparable Sales**

These are the 3 properties sold within 5 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

Y	16 Botanical Avenue Wallan VIC 3756	Sold Price	\$360,000
	<b>□</b> 3 <b>□</b> 2 <b>□</b> -	Sold Date	15-Mar-17
		Distance	0.29km
	3 Stringybark Avenue Wallan VIC 3756	Sold Price	\$335,000
	<b>□</b> 3	Sold Date	09-Feb-17
A		Distance	0.36km
1 F-8 CEST	37 Adrian Circuit Wallan VIC 3756	Sold Price	\$350,000
	<b>□</b> 4 <b>□</b> 2 <b>□</b> 2	Sold Date	09-Mar-17
		Distance	0.52km

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