



### Statement of Information

Sections 47AF of the Estate Agents Act 1980

41 Watergum Way,  
WALLAN 3756

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$400,000 - \$440,000**

### Median sale price

Median **House** for **WALLAN** for period **Jul 2017 - Sep 2017**

Sourced from [www.pricefinder.com.au](http://www.pricefinder.com.au).

**\$485,000**

### 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 the most comparable to the property for sale.

<b>33 Lauricella Drive,</b> Wallan 3658	Price <b>\$401,000</b> Sold 18 September 2017
<b>20 Alexander Drive,</b> Wallan 3658	Price <b>\$430,000</b> Sold 20 June 2017
<b>11 Watergum Way,</b> Wallan 3658	Price <b>\$406,000</b> Sold 13 June 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.pricefinder.com.au](http://www.pricefinder.com.au).

### Contact agents

 **Sally Long**  
Barry Plant

03 5783 1268  
0477 437 281  
[slong@barryplant.com.au](mailto:slong@barryplant.com.au)

**Barry Plant (Mitchell Shire)**

3/51 High Street,  
Wallan VIC 3756