

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

41 Wellington St Wallan

Indicative selling price

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

Single price \$XXXXXXXXXX or range between \$800,000 & \$840,000

Median sale price

Median price \$480,000 Property type House Suburb Wallan

Period - From 1/12/19 to 30/5/2020 Source www.pricefinder.com.au

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

The estate agent reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 1/6/2020