
STATEMENT OF INFORMATION**Single residential property located outside the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

| |
|-------------------------------|
| 1 Dampiera Avenue Wallan 3756 |
|-------------------------------|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

| |
|------------|
| \$ 370,000 |
|------------|

Median sale price

Median price

| |
|-----------|
| \$410,000 |
|-----------|

*House

| |
|---|
| x |
|---|

Suburb or locality

| |
|--------|
| WALLAN |
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Period - From

| |
|---------------|
| 01 April 2017 |
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to

| |
|--------------|
| 30 June 2017 |
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Source

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| Pricefinder.com.au |
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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 |
|------------------------------------|-----------|--------------|
| 83 DUKE ST, WALLAN, VIC 3756 | \$375,000 | 28/08/2017 |
| 4 CASEY CRT, WALLAN, VIC 3756 | \$375,000 | 28/06/2017 |
| 16 BOTANICAL AVE, WALLAN, VIC 3756 | \$360,000 | 15/03/2017 |

Property data source: www.pricefinder.com.au Generated on 15 September 2017.