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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

76 ROULSTON WAY, WALLAN, VIC 3756
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### Indicative selling price

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

Range between

\$555,000
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 & 

\$585,000
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### Median sale price

Median price

\$ 437,000
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\*House

X
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Suburb or  
locality

WALLAN
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Period - From

to

Source

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
72 ROULSTON WAY, WALLAN, VIC 3756	\$585,000	20/04/2017
32 ACACIA WAY, WALLAN, VIC 3756	\$530,000	14/09/2017
92 ROULSTON WAY, WALLAN, VIC 3756	\$560,500	17/02/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 27 November 2017.