
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 23 Yan Yean Ave Wallan VIC 3756

Indicative selling price

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

Price range between \$470,000 & \$490,000

Median sale price

Median price \$ 495,000 House ☒ Suburb or locality WALLAN
Period - From 1 July 2017 to 31 Dec 2017 Source Pricfinder.com.au

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
11 Prospect Place Wallan	\$525,000	23/11/2017
5 Buckland Hill Drive Wallan	\$470,000	11/12/2017
173 Wallara Waters Blvd Wallan	\$485,000	04/10/2017

Property data source: www.pricfinder.com.au Generated on 07 February 2018.