

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

7 Almond Avenue, Wallan VIC 3756

Indicative selling price

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

Price range between \$450,000 & \$480,000

Median sale price

Median price \$450,000 Property type House Suburb Wallan

Period - From April 2019 to June 2019 Source 

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
1. 4 Almond Ave, Wallan VIC 3756	\$505,000	08/05/2019
2. 3 Mead Close, Wallan VIC 3756	\$475,000	21/06/2019
3. 49 Wyatt Way, Wallan VIC 3756	\$455,000	07/06/2019

This Statement of Information was prepared on: 16/09/2019