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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

7 Abelia Court, 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)

Single price

\$759,000
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**Median sale price**

Median price

\$486,500
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House

X
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Suburb

Wallan VIC 3756
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Period - From

October 2018
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to

December 2018
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Source

**Comparable property sales**

These are the three properties sold within two 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. 18 Dakota Avenue, Wallan VIC 3756	\$725,000	10/01/2019
2. 18 Banon Street, Wallan VIC 3756	\$700,000	25/08/2018
3. 12 Rankin Blvd, Wallan VIC 3756	\$686,500	18/01/2019

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 1<sup>st</sup> March 2019.