

Wilson Partners

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 or
locality and postcode

1-3 Station Street, Pyalong

Indicative selling price

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

Single price

or range between

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$437,500

*House

*Unit

Suburb
or locality

Pyalong

Period - From

August 2018

to

September
2018

Source

Google

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 16 Mollison Street, Pyalong	\$405,000	12/11/2017
2 6 Cooke Drive, Pyalong	\$276,000	28/09/2017
3 15 Nicholson Street, Pyalong	\$400,000	19/09/2017