

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 12 Greenvale Avenue, Wallan VIC 3756

Indicative selling price

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

Price range between \$460,000 & \$500,000

Median sale price

(*Delete house or unit as applicable)

Median price \$487,500

House ☒

Suburb or
locality WALLAN

Period - From July 2018 to September 2018

Source 

Comparable property sales (*Delete A or B below as applicable)

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. 15 Prospect Place, Wallan VIC 3756	\$490,000	11/05/2018
2. 3 Prospect Place, Wallan VIC 3756	\$487,500	30/07/2018
3. 93 Wallara Waters Blvd, Wallan	\$460,000	13/09/2018

Property data source: www.pricefinder.com.au Generated on 15TH October 2018.