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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

146 WALLARA WATERS BLVD 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)

Price range between

\$265,000
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 & 

\$275,000
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### Median sale price

Median price

\$224,400
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\*House

X
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Suburb or  
locality

WALLAN
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Period - From

1 <sup>ST</sup> Jan 2018
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 to 

31 <sup>ST</sup> March 2018
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Source


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### 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
17 DARTMOUTH STREET WALLAN 3756	\$250,000	07/12/2017
3 CASCADE AVENUE WALLAN 3756	\$280,000	05/07/2017
1 WINDAMERE CRES WALLAN 3756	\$279,000	07/12/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 25 June 2018.