

# 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

24 Richardson Street, Walpeup 3507

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$89,500

or range between \$

&

\$

### Median sale price

Median price \$84,000

Property type HOUSE

Suburb WALPEUP

Period - From Feb 2019

to

Sept 2019

Source Property Data Solutions

### Comparable property sales

A\* 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 Richardson St Walpeup	\$83,000	6/05/19
2 26 Glen Street Walpeup	\$90,000	21/1/19
3 23-25 Cregan St Walpeup	\$50,000	21/11/18

This Statement of Information was prepared on: 8/01/2020