
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 8 Appleberry Way, Wallan 3756

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$435,000 House ☒ Suburb or locality WALLAN

Period - From 01 July 2017 to 30 Sept 2017 Source www.pricefinder.com.au

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
20 Alexander Avenue, Wallan 3756	\$430,000	20/06/2017
11 Watergum Way Wallan 3756	\$406,000	13/06/2017
38 Stringybark Avenue, Wallan 3756	\$440,000	01/05/2017

Property data source: www.pricefinder.com.au Generated on 20 November 2017.