

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 13 TEATREE LANE WALLAN VIC 3756

Indicative selling price

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

Price range between

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median price \$265,000

*House ☒

Suburb or
locality WALLAN 3756

Period - From 01 July 2018 to 30 Sept 2018

Source 

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

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
146 WALLARA WATERS BVD, WALLAN, VIC 3756	\$265,000	31/07/2018
53 BERRY SALTBUSH DR, WALLAN, VIC 3756	\$262,500	01/07/2018
32 SAMSON BROOK DR, WALLAN, VIC 3756	\$275,000	02/07/2018

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