

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 1 Abelia Court, Wallan VIC 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$670,000 & \$710,000

Median sale price

(*Delete house or unit as applicable)

Median price \$487,750 House ☒ Suburb WALLAN VIC 3756

Period - From July 2018 to September 2018 Source 

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
1. 2 Abelia Court, Wallan VIC 3756	\$650,000	13/10/2017
2. 7 Springridge Blvd, Wallan VIC 3756	\$650,000	25/06/2018
3. 18 Banon Street, Wallan VIC 3756	\$700,000	30/08/2018

Property data source: www.pricefinder.com.au Generated on 15th November 2018.