

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

43 Toscana Way Wallan

Indicative selling price

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

Price range
between

\$440,000

&

\$480,000

Median sale price

Median price

\$461,000

House

X

Suburb or
locality

WALLAN VIC 3756

Period - From

July 2017

to

June 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. 76 Augusta Way Wallan VIC 3756	\$500,000	20/02/2018
2. 43 Augusta Way Wallan VIC 3756	\$500,000	08/08/2017
3. 5 The Outlook, Wallan VIC 3756	\$440,000	28/04/2017

Property data source: www.pricefinder.com.au Generated on 1st June 2018.