

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 16 Budd Avenue, Wallan VIC 3756

Indicative selling price

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

Price range
between \$660,000 & \$690,000

Median sale price

Median price \$382,500 House Suburb or locality WALLAN VIC 3756
Period - From April 2017 To June 2017 Source www.pricerfinder.com.au

Comparable property sales

A These are the four properties sold within two kilometres of the property for sale in the last 12 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. 15 McNaughton Close, Wallan VIC 3756	\$555,000	11/05/2017
2. 18 McNaughton Close, Wallan VIC 3756	\$730,000	28/11/2016
3. 7 Milne Court, Wallan VIC 3756	\$630,000	18/11/2016
4. 5 Nemoya Court, Wallan VIC 3756	\$600,000	19/10/2016

Property data source: www.pricerfinder.com.au Generated on 3 July 2017.