

## 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

94 Wallara Waters Blvd, Wallan VIC 3756
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### Indicative selling price


For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range  
between

\$435,000	&	\$465,000
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### Median sale price

Median price

\$393,500	House	<input checked="" type="checkbox"/>	Suburb or locality	WALLAN
Period - From	JAN 2017	to	MARCH 2017	Source
				

### Comparable property sales

These are the three 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. 7 Greenvale Avenue, Wallan VIC 3756	\$460,000	13/04/2017
2. 3 Lauriston Place, Wallan VIC 3756	\$452,500	16/12/2016
3. 14 Warren Avenue, Wallan VIC 3756	\$470,000	21/11/2016

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 16<sup>th</sup> June 2017.