

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 or locality and postcode

51 Pretty Sally Drive 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)

Single price or range between \$465,000 & \$495,000

Median sale price

(*Delete house or unit as applicable)

Median price \$392,000 House Suburb or locality Wallan

Period - From 01/02/2017 to 31/07/2017 Source Pricefinder.com.au

Comparable property sales

Address of comparable property Price Date of sale

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.

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54 pretty Sally Drive Wallan VIC 3756 - \$495,000 – 30/07/2017

57 Pretty Sally Drive Wallan VIC 3756 - \$470,000– 08/06//2017

9 Abelia Court Wallan VIC 3756 - \$465,000 – 19/06/2017

consumer.vic.gov.au/