

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

12a Pretty Sally Drive Wallan 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) (\*Delete single price or range as applicable)

Single price	\$*	or range between	\$320,000	&	\$350,000
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**Median sale price**

(\*Delete house or unit as applicable)

Median price	\$149,000	*Land	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb or locality	Wallan
Period - From	18/03/2016	to	17/03/2017	Source	Pricefinder.com.au		

**Comparable property land sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.