

Wilson Partners

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

30 Aurina Drive, Hidden Valley VIC 3756

Indicative selling price

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

Single price \$ 320,000

or range between

&

Median sale price

Median price

\$ 346,500

House

X

Unit

Suburb
or locality

WALLAN / HIDDEN VALLEY

Period - From

08 / 02 / 2017

to

20 / 09 / 2018

Source

LANDATA

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
46 Berry Saltbush Drive, Wallan	\$ 367,500	08 / 02 / 2018
9 San Antione Close, Hidden Valley	\$ 377,000	21 / 06 / 2018
5 Carmelo Court, Hidden Valley	\$ 335,000	18 / 10 / 2017