

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

34 Pretty Sally Drive, Wallan Vic 3756

Indicative selling price

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

Range between \$440,000

&

\$484,000

Median sale price

Median price \$430,500

House

X

Unit

Suburb or locality

Wallan

Period - From 01/10/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	54 Pretty Sally Dr WALLAN 3756	\$495,000	30/07/2017
2	57 Pretty Sally Dr WALLAN 3756	\$470,000	19/06/2017
3	63 Pretty Sally Dr WALLAN 3756	\$435,000	02/06/2017

OR

B* 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 eighteen months.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price

\$440,000 - \$484,000

Median House Price

December quarter 2017: \$430,500

Comparable Properties



54 Pretty Sally Dr WALLAN 3756 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 30/07/2017

Rooms: -

Property Type: House



57 Pretty Sally Dr WALLAN 3756 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 19/06/2017

Rooms: -

Property Type: House

Land Size: 492 sqm approx



63 Pretty Sally Dr WALLAN 3756 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 02/06/2017

Rooms: -

Property Type: House

Land Size: 495 sqm approx