

Statement of Information
**Internet advertising for single residential property
located within or outside the Melbourne metropolitan
area**

Sections 47AF of the *Estate Agents Act 1980*



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 \$450,000 & \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$479,400 *House ☒ *unit ☐ Suburb or locality WALLAN
Period - From 01/01/2018 to 17/09/2018 Source RealEstate.com

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
8 Australis Drive WALLAN	\$548,000	02/09/2018
22 Stringybark Avenue WALLAN	\$455,000	13/08/2018
18 Laffy Street WALLAN	\$435,000	06/08/2018

OR

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

Or 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*.

(*Delete as applicable)