

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 and
postcode

4 Toscana Way 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

*House

*Unit

Suburb

Wallan

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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 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

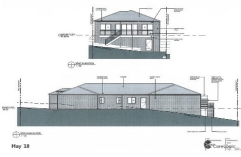
14 Toscana Way Wallan VIC 3756	\$225,000	20-Jun-18
33 Siena Way Wallan VIC 3756	\$240,000	28-Jul-18
29 Siena Way Wallan VIC 3756	\$240,000	30-Apr-18

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 18 months.~~

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14 Toscana Way Wallan VIC 3756

Sold Price

\$225,000

Sold Date

20-Jun-18

2 - -

Distance

0.06km



33 Siena Way Wallan VIC 3756

Sold Price

\$240,000

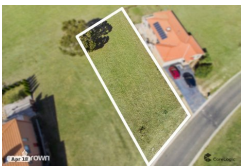
Sold Date

28-Jul-18

- - -

Distance

1.77km



29 Siena Way Wallan VIC 3756

Sold Price

Sold Date

30-Apr-18

- - -

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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