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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

6 Lomandra Avenue Wallan VIC 3756

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000













## Median Sale Price

\$492,000 Houses in Wallan between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## 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.

	<b>50 Boronia Avenue Wallan VIC 3756</b>  4  2 	Sold Price	<b>\$492,000</b>	Sold Date	<b>15-Oct-18</b>
				Distance	<b>0.04km</b>
	<b>43 Boronia Avenue Wallan VIC 3756</b>  4  2 	Sold Price	<b>\$540,000</b>	Sold Date	<b>20-Dec-18</b>
				Distance	<b>0.09km</b>
	<b>2 Australis Drive Wallan VIC 3756</b>  4  2 	Sold Price	<b>\$495,000</b>	Sold Date	<b>26-Feb-19</b>
				Distance	<b>0.61km</b>

RS = Recent sale      UN = Undisclosed Sale

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