REAL estate city

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

24 St Andrews Close, Hidden Valley, VIC 3756

INDICATIVE SELLING PRICE

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

Range Between $630,000 & $690,000

MEDIAN SALE PRICE

Median price $378,500 | House | Wallan (3756)

Period - From 1 September 2016 to 1 August 2017 | Source - CoreLogic

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
27 AUGUSTA WAY, WALLAN VIC 3756	**$600,000**	**16/12/2017**
3 ST ANDREWS CLOSE, WALLAN VIC 3756	**$600,000**	**16/12/2017**
22 AUGUSTA WAY, WALLAN VIC 3756	**$595,000**	**22/06/2017**