



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 19 Riceflower Rise, WALLAN 3756

Indicative selling price

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

Range \$420,000 - \$430,000

Median sale price

Median **House** for **WALLAN** for period **Oct2018 - Sep 2019**

Sourced from **Pricefinder**.

\$485,000

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 the most comparable to the property for sale.

7 Alan Drive,
wallan 3756

Price **\$455,000** Sold 19
August 2019

34 CORKWOOD CRES,
wallan 3756

Price **\$450,000** Sold 07 May
2019

23 BROOKLIME WAY,
wallan 3756

Price **\$440,000** Sold 28 June
2019

This Statement of Information was prepared on 27th Dec 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

One Group Realty

138 Epping Road,
Epping VIC 3076

Contact agents



MOHIT SONDHI

03 9401 4004
0433 802443

mohit.sondhi@onegrouprealty.com.au



Kalley Singh

0433 927573
0433 927573

kalley.singh@onegrouprealty.com.au

ONE GROUP realty