



Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

9 Abelia Crt, Wallan, 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

\$ 585,000

&

\$ 645,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 495,000

*House

X

*Unit

Suburb

Wallan 3756

Period - From

March 2018

to

June 2018

Source

Real Estate .Com

Comparable property sales

A* 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
1. 7 Springridge Bvd, Wallan 3756	\$ 650,000	25/06/18
2. 10 Australis Drive , Wallan 3756	\$ 625,000	28/02/18
3. 7 Tasman Place, Wallan 3756	\$ 590,000	02/05/18

OR

B* 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.