



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 23-25 Cregan Street, WALPEUP 3507

House



4 beds



1 baths



4 parking

### Indicative selling price

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

## Range \$55,000 - \$60,000

### Median sale price

Median **House** for **WALPEUP** for period **Oct 2017 - Oct 2018**

Sourced from **Hometrack Australia Pty Ltd.**

## \$141,291

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5 Cregan Street,**  
Walpeup 3507

Price **\$72,000** Sold 21 August  
2017

**19 Cregan Street,**  
Walpeup 3507

Price **\$70,600** Sold 13  
September 2017

**20 Murphys Road,**  
Walpeup 3507

Price **\$67,000** Sold 08 March  
2018

### 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 Hometrack Australia Pty Ltd.

### Burns & Co

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### Contact agents

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**Burns & Co**