



**Property
Plus**

REAL ESTATE

STATEMENT OF INFORMATION

394 OTTREYS SCRUB ROAD, WALMER, VIC 3463

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

394 OTTREYS SCRUB ROAD, WALMER, VIC 3463

Indicative selling price

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

Price Range:

\$1,400,000 to \$1,500,000

Median sale price

Median price

\$480,000

Property type

House

Suburb

WALMER

Period

01 July 2020 to 30 June 2021

Source

pricfinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

26/09/2021