

Wilson Partners

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

65 Wedding drive, Wallan, Victoria, 3756

Indicative selling price

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

Single price \$385,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$410,000

*House

x

*Unit

Suburb
or locality

Wallan

Period - From 31/7/2017

to 24/10/2017

Source Landata

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
14 Danaher avenue, Wallan, Vic 3756	\$336,000	18/9/2017
63 Station street, Wallan, Vic, 3756	\$395,000	31/7/20017
13 Raglan street, Wallan, Victoria, 3756	\$441,000	21/10/2017