

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

2/91 DUDLEY STREET, WALLAN.

Indicative selling price

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

Single price \$294,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$300,000

*House

*Unit X

Suburb
or locality

WALLAN

Period - From AUG 2017

to OCT 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
12/76 WINDHAM ST, WALLAN	\$305,000	21 AUG 2017
4/4 FELLOW CRT, WALLAN	\$295,000	07 AUG 2017
4/4 KERRI PLACE, WALLAN	\$340,000	09 OCT 2017