Wilson Partners

Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	9 / 141 Dudley Street, Wallan, Vic, 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$410,000	or range between	$*	&	$

Median sale price

Median price	$369,800	Property type	*Unit*	Suburb	Wallan
Period - From	1/2/2019	To	1/2/2020	Source	RP Data

Comparable property sales

A* 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
1 3/43 Darraweit Road, Wallan, Vic, 3756	$395,000	22/6/2019
2 5/4 Fellow Court, Vic, 3756	$400,000	4/10/2019
3 2/11 Raglan Street, Vic, 3756	$380,00	15/11/2019

This Statement of Information was prepared on: 21/2/2020