

# 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

40 Adrian circuit, Wallan

#### Indicative selling price

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

Single price

\$455,000

or range between

&

#### Median sale price

Median price

\$493,500

House

X

Unit

Suburb  
or locality

Wallan

Period – From/

4/5/2018

to

25/7/2018

Source

Rp Data

#### 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
32 Holly drive, Wallan	\$440,000	4/5/2018
4 Weatherglass street, Wallan	\$465,500	4/6/2018
9 Botanical avenue, Wallan	\$440,000	25/7/2018