

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

4 Narrow leaf street, Wallan

Indicative selling price

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

Single price \$465,000

or range between

&

Median sale price

Median price \$490,000

House x

Unit

Suburb
or locality Wallan

Period - From 11/5/2018

to 1/10/2018

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
16 Belamin cicuit, Wallan	\$470,000	19/8/2018
10 Buckland hill drive, Wallan	\$465,000	11/5/2018
17 Buckland hill drive, Wallan	\$465,000	1/10/2018