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	17 Almond Avenue, Wallan VIC 3756

Indicative selling price

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

Single price	$*	or range between	$530,000	&	$560,000

Median sale price

Median price	$275,000	Property type	*House*	Suburb	Wallan
Period - From	21.08.2020	to	01.03.2021	Source	Landata

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. 29 Cascade Avenue, Wallan VIC 3756	$530,000	17.11.2020
2. 35 Riceflower Rise, Wallan VIC 3756	$550,000	07.09.2020
3. 14 Alexander Avenue, Wallan VIC 3756	$544,000	21.08.2020

This Statement of Information was prepared on: 01.03.2021

CONSUMER AFFAIRS VICTORIA