

# 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

12 Weatherglass Street, Wallan Vic 3756

#### Indicative selling price

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

Single price \$ or range between \$550,000 & \$590,000

#### Median sale price

Median price \$500,000 Property type Land Suburb Kilmore

Period - From 24.02.2021 to 24.02.2022 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. 3 Weatherglass Street Wallan	\$570,000	28.10.2021
2. 59 Watergum Way, Wallan	\$580,000	11.08.2021
3. 36 Watergum Way, Wallan	\$565,000	01.02.2022

This Statement of Information was prepared on: 24.02.2022