

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Wilson Partners

### Section 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 7 Dudley 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 \$630,000 & \$650,000

#### Median sale price

Median price \$345,000

Property type Residential

Suburb Broadford

Period - From 02.10.2020

to

02.10.2021

Source landata

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
23 Yan Yean Ave Wallan	\$630,000	23.06.2021
25 Almond Ave Wallan	\$620,000	05.05.2021
4 Zoe Place Wallan	\$630,000	22.02.2021

This Statement of Information was prepared on: 02.10.2021