

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

25 Blue Lake Drive, 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 \$*

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 or range between

\$630,000

 &

\$660,000

Median sale price

Median price

\$529,885

 Property type

Residential

 Suburb

Wallan

Period - From

16/06/2021

 to

15/06/2022

 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. 52 Blue Lake Drive, Wallan	\$600,000	20.04.2022
2. 14 Greenvale Avenue, Wallan	\$645,500	15.01.2022
3. 33 Holly Drive, Wallan	\$605,000	15.12.2021

This Statement of Information was prepared on:

16.06.2022
