

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

5/4 EDEN PLACE, 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 \$ 355,000 & \$ 367,000

Median sale price

Median price \$361,250 Property type UNIT Suburb WALLAN

Period - From 11.12.2018 to 17.10.2019 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 1/144 DUDLEY STREET, WALLAN	\$365,000	16.07.2019
2 10/1 DARRAWEIT ROAD, WALLAN	\$360,000	25.03.2019
3 10/6 EDEN PLACE, WALLAN	\$377,500	11.12.2018

This Statement of Information was prepared on: 17.10.2019

[Home](#)[PSV Search](#)[Tagged Items](#)[Account Management](#)[Subscription Sales](#)[PAYG Sales](#)[Results](#)[View Property](#)
[Select All](#)
[Clear All](#)
[Print Summary](#)
[Print](#)
[Download](#)
[View Selected](#)
[Tag Selected](#)

Nbr of Sales:	24	Min Sale Price:	\$310,000	Mean Sale Price:	\$360,354
Nbr of Properties:	23	Max Sale Price:	\$435,000	Median Sale Price:	\$361,250
		Total Sale Price:	\$8,648,500		

	House#	RoadName	Locality	PostCode	SalePriceInclGST	ContractDate	Map	pcc	Area	SPI	HasVal	
	V I	2/8	Raglan Street	Wallan	3756	373,000	23/07/2019	645 K11	120.1	Unknown	4\PS816259	No
	V I	1/144	Dudley Street	Wallan	3756	365,000	16/07/2019		125.1	0.00M	1\PS632618	No
	V I	8/5	Eden Place	Wallan East	3756	320,000	02/07/2019	646 B11	120.2	0.00M	8\PS642645	Yes
	V I	6/143	Windham Street	Wallan East	3756	358,000	28/06/2019	646 B9	120.1	0.00M	6\PS628739	Yes
	V I	3/8	Raglan Street	Wallan	3756	355,000	23/06/2019	645 K11	120.2	0.00M	3\PS816259	No
	V I	3/43	Darraweit Road	Wallan	3756	390,000	22/06/2019	645 J8	120.1	Unknown	103\PS640317	Yes
	V I	2/20	Windham Street	Wallan East	3756	330,000	16/05/2019	646 B11	120.1	Unknown	2\PS724640	Yes
	V I	2/141	Raglan Street	Wallan	3756	315,000	02/04/2019	645 K8...	120.1	0.00M	2\PS600216	Yes
	V I	10/1	Darraweit Road	Wallan	3756	360,000	25/03/2019	645 K8	125.1	Unknown	8\PS603303	Yes
	V I	11/6	Eden Place	Wallan East	3756	380,000	17/12/2018	646 C11	120.1	0.00M	11\PS641735	Yes
	V I	10/6	Eden Place	Wallan East	3756	377,500	11/12/2018	646 C11	120.1	Unknown	10\PS641735	Yes
	V I	2/145	Windham Street	Wallan East	3756	435,000	17/11/2018	646 B9	120.1	0.00M	2\PS629760	Yes
	V I	3/105	Wellington Street	Wallan	3756	425,000	14/05/2018	646 A9	120.1	0.00M	3\PS733532	Yes
	V I	8/76	Windham Street	Wallan East	3756	315,000	30/04/2018	646 B10	120.1	0.00M	8\PS504824	Yes
	V I	2/141	Raglan Street	Wallan	3756	310,000	26/04/2018	645 K8...	120.1	0.00M	2\PS600216	Yes
	V I	3/110	Windham Street	Wallan East	3756	395,000	20/04/2018	646 B9	120.1	0.00M	3\PS629749	Yes
	V I	8/1	Darraweit Road	Wallan	3756	390,000	12/04/2018	645 K8	125.1	0.00M	10\PS603303	Yes
	V I	2/141	Windham Street	Wallan East	3756	370,000	05/03/2018	646 B9	120.1	0.00M	2\PS626203	Yes
	V I	5/36	Bridgewater Parkway	Wallan East	3756	399,000	15/01/2018	665 G1	125.1	Unknown	5\PS809873	Yes
	V I	4/5	Eden Place	Wallan East	3756	330,000	18/12/2017	646 B11	125.1	Unknown	4\PS642645	Yes
	V I	7/141	Windham Street	Wallan East	3756	362,500	15/11/2017	646 B9	120.1	0.00M	7\PS626203	Yes
	V I	2/132	Dudley Street	Wallan	3756	325,500	14/11/2017	645 K8	120.1	0.00M	2\PS632364	Yes
	V I	1/43	Darraweit Road	Wallan	3756	333,000	25/10/2017	645 J8	120.1	0.00M	101\PS640317	Yes
	V I	3/144	Dudley Street	Wallan	3756	335,000	25/10/2017	645 K8	120.1	0.00M	3\PS632618	Yes