

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

3/141 Windham Street, 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 \$375,000 & \$395,000

Median sale price

Median price

\$585,000

Property type

Residential

Suburb

Wallan

Period - From

27/05/2022

to

26/05/2023

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. 1/140 Dudley Street, Wallan	\$387,500	12/05/2023
2. 1/141 Raglan Street, Wallan	\$383,751	06/03/2023
3. 8/20 Windham Street, Wallan	\$384,000	20/01/2023

This Statement of Information was prepared on: 26/05/2023