

# Wilson Partners

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

173 Wallara Waters Boulevard, Wallan

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$470,000

&

\$500,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$375,000

\*House

x

\*Unit

Suburb  
or locality

Wallan

Period - From

July 2016

to

July 2017

Source

Landata

#### Comparable property sales

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 74 Wallara Waters Blvd, Wallan	\$492,000	4.2.2017
2 51 Wallara Waters Blvd, Wallan	\$495,000	5.1.2017
3 3 Balmain Circuit, Wallan	\$495,000	29.1.2017