

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

11 Milne Court, Wallan, 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price 1,180,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$390,000

*House X

*Unit

Suburb
or locality Wallan

Period - From 1/6/2017

to 1/9/2017

Source Landdata.com

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
1 156 Wellington Street, Wallan	\$1,400,000	19/10/2016
2 29 King Street, Wallan	\$1,100,00	10/04/2017
3 10 Siena Ridge, Wallan	\$990,000	01/09/2017