

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

UNIT 7 /4 EDEN PLACE, WALLAN

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 \$428,000

Property type Residential

Suburb Wallan

Period - From 23/01/2019

to

04/06/2020

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 /4 EDEN PLACE, WALLAN	\$ 370,000	23/01/2020
2 3 /4 EDEN PLACE, WALLAN	\$ 365,000	15/02/2020
3 5 /4 EDEN PLACE, WALLAN	\$ 362,000	11/12/2019

This Statement of Information was prepared on: 04.06.2020