

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

4 Wyatt way, Wallan, Vic, 3756

Indicative selling price

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

Single price \$429,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$410,000

*House x

*Unit

Suburb
or locality

Wallan.

Period - From

August 2017

to

September
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 36 Greenvale avenue, Wallan	\$415,000	15 Aug 2017
2 52 blue Lake Avenue, Wallan	\$400,000	07 Aug 2017
3 14 Balmain Circuit, Wallan	\$420,000	19 Jun 2017