

# 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

136 Wallara Waters Blvd, Wallan VIC 3756

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$700,000 & \$770,000

#### Median sale price

Median price

\$664,577

Property type

Residential

Suburb

Wallan

Period - From

18.04.2022

to

17.04.2023

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. 62 Wallara Waters Blvd, Wallan	\$730,000	14.12.2022
2. 50 Cascade Avenue, Wallan	\$735,000	23.02.2023
3. 22 Daffodil Crescent, Wallan	\$750,000	20.03.2023

This Statement of Information was prepared on: 17.04.2023