

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

52 BLUE LAKE DRIVE, WALLAN.

Indicative selling price

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

Single price

\$

or range between

\$398,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$368,000

*House

H

*Unit

Suburb
or locality

WALLAN

Period - From

JAN 17

to

JUN 17

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 19 ALAN DRIVE, WALLAN.	\$378,000	21 FEB 2017
2 101 WALLARA WATERS BLVD, WALLAN.	\$400,000	20FEB 2017
3 16 MINOGUE WAY, WALLAN.	\$392,000	17 FEB 2017