

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

2 Narrowleaf Street, Wallan Vic 3756

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 \$495,000 & \$525,000

Median sale price

Median price

\$290,000

Property type

Residential

Suburb

Wallan

Period - From

06.04.2021

to

21.05.2021

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 28 Buckland Hill Drive, Wallan Vic 3756	\$490,000	14.05.2021
2 10 Dampiera Avenue, Wallan Vic 3756	\$490,000	06.04.2021
3 4 Waranga Street, Wallan Vic 3756	\$505,000	13.05.2021

This Statement of Information was prepared on: 21.05.2021