

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

3/138 DUDLEY STREET, 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 \$320,000 & \$350,000

Median sale price

Median price

\$435,000

Property type

RESIDENTIAL

Suburb

WALLAN

Period - From

06.09.2018

to

24.02.2020

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 2/138 DUDLEY STREET, WALLAN	\$ 320,000	07.03.2019
2 2/18 DUDLEY STREET, WALLAN	\$ 330,000	06.09.2018
3 1 COUSTLEY CLOSE, WALLAN	\$ 330,000	26.08.2019

This Statement of Information was prepared on: 24.02.2020