

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

1/4 EDEN PLACE, 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 \$ 355,000 & \$ 367,000

Median sale price

Median price \$361,250 Property type UNIT Suburb WALLAN

Period - From 11.12.2018 to 02.12.2019 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 1/144 DUDLEY STREET, WALLAN	\$365,000	16.07.2019
2 10/1 DARRAWAIT ROAD, WALLAN	\$360,000	25.03.2019
3 10/6 EDEN PLACE, WALLAN	\$377,500	11.12.2018

02.12.2019