

# Wilson Partners | Who Sold It?™

## 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 **2/91 Dudley Street, Wallan VIC 3756**

#### Indicative selling price

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

Single price \$ or range between **\$390,000** & **\$410,000**

#### Median sale price

Median price **\$600,000** Property type **Residential** Suburb **Wallan VIC 3756**

Period - From **07/08/2023** to **06/08/2024** 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. 3/91 Dudley Street, Wallan VIC 3756	\$397,000	07/08/2024
2. 9/20 Windham Street, Wallan VIC 3756	\$385,000	21/12/2024
3. 3/129 High Street, Wallan VIC 3756	\$400,000	25/03/2024

This Statement of Information was prepared on: **07/08/2024**

#### Wilson Partners

1, 33-35 Sydney Street Kilmore Vic 3764  
**03 5781 1999**