

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

24 Dampiera Avenue, 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 \$555,000 & \$575,000

Median sale price

Median price \$275,000 Property type House Suburb Kilmore

Period - From 21.03.2020 to 24.02.2021 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. 2 Periwinkle Crescent, Wallan VIC 3756	\$555,000	10.11.2020
2. 19 Lyons Way, Wallan VIC 3756	\$570,000	24.11.2020
3. 9 Poa Place, Wallan VIC 3756	\$575,000	21.03.2020

This Statement of Information was prepared on: 24.02.2021