

Wilson Partners

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

23 Dudley Street, Wallan 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$430,000

&

\$440,000

Median sale price

Median price

\$480,000

House

x

Unit

Suburb
or locality

Wallan

Period - From

20/10/2017

to

12/02/2018

Source

RP Data

Comparable property sales

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
17 Dudley Street, Wallan 3756	\$500,000	12/02/2018
4 Wyatt Way, Wallan 3756	\$435,000	20/10/2017
20 McLeod Crt, Wallan 3756	\$342,000	10/01/2018