

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

6 Narrowleaf street, Wallan, Victoria 3765

Indicative selling price

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

Single price

\$440,000

or range between

&

Median sale price

Median price

\$435,000

House

x

Unit

Suburb
or locality

Wallan

Period - From

10/10/2017

to

7/2/2018

Source

Landata

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
41 Watergum Way, wallan, Victoria 3756	\$410,000	2/1/2018
9 Treeviolet lane, Wallan, Victoria, 3756	\$431,000	10/10/2017
8 Weatherglass Street, wallan,Vic, 3756	\$425,000	21/12/2017