

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
12 McCarthy Court, 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 **\$795,000** & **\$845,000**

Median sale price

Median price **\$750,000** Property type **Residential** Suburb **Wallan Vic 3756**

Period - From **21.06.2023** to **18.03.2024** 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. 38 Windham Street Wallan Vic 3756	\$845,000	31.10.2023
2. 9 Stud Court Wallan, Vic 3756	\$810,000	25.07.2023
3. 42 Pretty Sally Drive, Wallan Viv 3756	\$810,000	21.06.2023

This Statement of Information was prepared on: **18.03.2024**

Bayside office
(03) 9645 0808

317A Montague Street, Albert Park VIC 3206

Kilmore office
(03) 5781 1999

Shop 1, 33-35 Sydney Street, Kilmore VIC 3764