

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 22 Acacia Way, 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 \$700,000 & \$750,000

Median sale price

Median price \$595,000 Property type Residential Suburb Wallan

Period - From 13/07/2022 to 13/07/2023 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 Isobel Court, Wallan	\$700,000	22.10.2022
2. 44 Rankin Blvd, Wallan	\$730,000	01.06.2023
3. 9 Acacia Way, Wallan	\$765,000	25.07.2022

This Statement of Information was prepared on: 13/07/2023