

COMPARATIVE MARKET ANALYSIS

18 WHISTLER AVENUE, WALLAN, VIC 3756

PREPARED BY HIGHSIDE PROPERTY, SHOP 1/41/43 HIGH STREET WALLAN

Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$270,000 and the highest sale price is \$348,000 with a median sale price of \$320,000. Days listed ranges from 65 to 268 days with the average currently at 167 days for these selected properties.

1 PLOVER WAY, WALLAN, VIC 3756

Distance from Property: 255m  -  -  -



Property Type: Vacant Land
 Area: 693 m²
 Area \$/m²: \$502
 RPD: 304//PS817133

Features:

Sale Price: **\$348,000 (Normal Sale)**
 Sale Date: 20/08/2021 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

WHISTLER AVE, WALLAN, VIC 3756

Distance from Property: 68m  -  -  -






Property Type: Vacant Land
 Area:
 Area \$/m²:
 RPD:

Features:

Sale Price: **\$320,000 (Agents Advice - Sale)**
 Sale Date: 09/08/2021 Days to Sell: **65 Days**
 Last Price: \$320,000 Chg %:
 First Price: \$320,000 Chg %:

9 KINGFISHER WAY, WALLAN, VIC 3756

Distance from Property: 316m  -  -  -



Property Type: Vacant Land
 Area: 468 m²
 Area \$/m²: \$577
 RPD: 328//PS817133

Features:

Sale Price: **\$270,000 (Normal Sale)**
 Sale Date: 29/06/2021 Days to Sell: **268 Days**
 Last Price: \$512,789 Chg %: **-44.7%**
 First Price: \$483,380 Chg %: **-41.4%**