

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

379 Grubb Rd, Wallington, VIC, 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,117,500 Property type House Suburb Wallington

Period - From June 2021 to June 2022 Source RP DATA

### Comparable property sales (\*Delete A or B below as applicable)

**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. 376 Wallington Rd, Wallington	\$1,100,000	12/01/2022
2. 447 Grubb Rd, Wallington	\$1,550,000	04/08/2022
3. 1291-1299 Bellarine Hwy, Wallington	\$1,250,000	16/04/2022

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24/06/2022