

RT Edgar

STATEMENT OF INFORMATION

20 October 2017

Property offered for sale

120 Sproules Road, Wallington 3221

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price	\$841,803	House	x	Unit	Suburb or locality	Wallington
Period - From	20/11/15	to	15/09/17	Source	PDOL	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last fourteen months that RT Edgar Barwon Heads real estate and Peter Lindeman consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 161 Curlewis Road, Wallington	\$1,200,000	20/11/15
2 477 Banks Road, Mannerim	\$1,465,000	27/04/16
3 580 Lake Road, Connewarre	\$1,265,000	12/11/16