

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

91 ARRIGO DRIVE, WALLINGTON, VIC 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

2,500,000

### Median sale price

Median price

\$1,752,500

Property type

Vacant Land

Suburb

WALLINGTON

Period

01 April 2020 to 31 March 2021

Source

pricefinder

### Comparable property sales

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.

Address of comparable property

Price

Date of sale

111 RHINDS RD, WALLINGTON, VIC 3222

\*\*\$2,563,000

30/01/2021

This Statement of Information was prepared on:

07/06/2021