

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

52-60 Miranda Court, Wallington

## Indicative selling price

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

Single price \$ or range between \$1,950,000 & \$2,150,000

## Median sale price

Median price \$1,800,000 Property type Residential House Suburb Wallington

Period - From April 2023 to April 2024 Source Realestate.com.au

## Comparable property sales

A\* These are the two 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
202-210 Rhinds Rd, Wallington	\$2,380,000	01/06/2023
171-175 Rhinds Rd, Wallington	\$2,550,000	21/03/2023

This Statement of Information was prepared on: 23/04/2024