

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

9 Wattle Grove Wallington 3222

Indicative selling price

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

Single price

\$

or range between

\$1150,000

&

\$1265,000

Median sale price

(*Delete house or unit as applicable)

Median price

Not enough
sales to report
median

*House

X

*Unit

Suburb
or locality

Wallington

Period - From

Sept 2016

to

Aug 2017

Source

Corelogic

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
74-84 Malpas Drive Wallington	\$1520,000	5 th May 2017
455-457 Grubb Road Wallington	\$1325,000	8 th April 2016
43-51 Dawn Place Wallington	\$1255,000	15 th Sept 2017

OR

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.