

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

71-75 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) (\*Delete single price or range as applicable)

Single price \$ or range between \$3,200,000 & \$3,500,000

### Median sale price

Median price \$2,380,000

Property type House

Suburb Wallington

Period - From July 2022

to

September 2022

Source REIV

### 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. 398 Wallington Road, Wallington Vic 3222	\$3,920,000	08/02/2022
2. 118-124 Malpas Drive, Wallington Vic 3222	\$3,520,000	10/03/2022
3. 19-39 Island Road, Wallington Vic 3222	\$3,400,000	06/12/2021

**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.

This Statement of Information was prepared on: 15.11.2022