

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

50 Sproules Road, Wallington Vic 3222

Indicative selling price

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

Range between \$3,450,000

&

\$3,650,000

Median sale price

Median price \$2,375,000

Property Type House

Suburb Wallington

Period - From 01/01/2022

to 31/12/2022

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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

14/03/2023 14:07

50 Sproules Road, Wallington Vic 3222



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Indicative Selling Price

\$3,450,000 - \$3,650,000

Median House Price

Year ending December 2022: \$2,375,000



4 2 4

Property Type: house

Land Size: 194249.108 sqm
approx

Agent Comments

Tucked away behind an avenue of soaring gums sits 'Larks Rise' on 20ha – 49.5acres approx, surrounded by lush countryside and green rolling hills, this tranquil property is a heavenly blend of rural and coastal life. This property offers an exceptional farming lifestyle opportunity.

Comparable Properties

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 eighteen months.

Account - Kerleys Coastal RE | P: 03 52584100



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