

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 6/64-78 WALLINGTON ROAD, WALLINGTON VIC 3222

Indicative selling price

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

Range between \$173,000 & \$190,000

Median sale price

Median price \$603,000 Property Type HOUSE Suburb WALLINGTON

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometers 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. 14/64-78 WALLINGTON ROAD, WALLINGTON VIC 3222	\$185,000	19/09/2022
2.		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometers of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 30/11/2023