

# 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

215 Rhinds Road, Wallington Vic 3222

### Indicative selling price

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

Range between \$3,000,000 & \$3,000,000

### Median sale price

Median price \$1,850,000 Property Type House Suburb Wallington

Period - From 01/04/2023 to 31/03/2024 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	71-75 Arrigo Dr WALLINGTON 3222	\$3,300,000	23/11/2023
2	163-169 Rhinds Rd WALLINGTON 3222	\$3,500,000	01/02/2024
3	91 Arrigo Dr WALLINGTON 3222	\$2,750,000	12/12/2023

**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:

05/06/2024 10:00



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$3,000,000 - \$3,000,000  
**Median House Price**  
Year ending March 2024: \$1,850,000

## Comparable Properties

71-75 Arrigo Dr WALLINGTON 3222 (REI)

Agent Comments



**Price:** \$3,300,000  
**Method:**  
**Date:** 23/11/2023  
**Property Type:** House



163-169 Rhinds Rd WALLINGTON 3222 (REI)

Agent Comments



**Price:** \$3,500,000  
**Method:** Private Sale  
**Date:** 01/02/2024  
**Property Type:** House  
**Land Size:** 11735.89 sqm approx



91 Arrigo Dr WALLINGTON 3222 (VG)

Agent Comments



**Price:** \$2,750,000  
**Method:** Sale  
**Date:** 12/12/2023  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 24936 sqm approx