

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

447 Grubb Road, Wallington 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)

range between

\$1,550,000

&

\$1,600,000

### Median sale price

Median price

No data

Property type

House

Suburb

Wallington

Period - From

July 2020

to

July 2021

Source

RP DATA

### 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. 30-35 Fairway Drive, Wallington 3222	\$1,640,000	02/06/2021
2. 1234-1240 Bellarine Highway, Wallington 3222	\$1,310,000	11/02/2021
3. 71-79 Rhinds Road, Wallington 3222	\$1,650,000	11/09/2020

This Statement of Information was prepared on: 29/07/2021