

Statement of Information

111-119 Orchard Crescent, Wallington VIC 3222

Prepared by Peter Lindeman – 0418 525 609



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

111-119 Orchard Crescent, Wallington Vic 3222

Indicative selling price

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

Range between

\$2,250,000

&

\$2,450,000

Median sale price

Median price

\$1,845,000

Property Type

House

Suburb

Wallington

Period - From

31/07/2023

to

30/07/2024

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	28-29 Alfred Ct OCEAN GROVE 3226	\$2,525,000	28/06/2024
2	1-2 June Ct OCEAN GROVE 3226	\$2,275,000	21/05/2024
3	31-35 Goandra Dr OCEAN GROVE 3226	\$2,600,000	09/04/2024

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:

31/07/2024 15:36

111-119 Orchard Crescent, Wallington Vic 3222



Property Type:
Divorce/Estate/Family Transfers
Land Size: 12883 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
31/07/2023 - 30/07/2024: \$1,845,000

Comparable Properties



28-29 Alfred Ct OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$2,525,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 2007 sqm approx



1-2 June Ct OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$2,275,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 2074 sqm approx



31-35 Goandra Dr OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$2,600,000
Method: Private Sale
Date: 09/04/2024
Property Type: House
Land Size: 2356 sqm approx

Account - Jellis Craig Barwon Heads



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