

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 and
postcode

8 Rosewall Court Wimbledon Heights VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Wimbledon Heights

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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

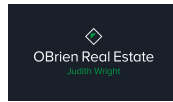
Date of sale

9 Kramer Rise Wimbledon Heights VIC 3922	\$488,000	23-Nov-20
84 Ventnor Beach Road Wimbledon Heights VIC 3922	\$490,000	27-Oct-20
45 Laver Drive Wimbledon Heights VIC 3922	\$480,000	17-Feb-20

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: 22 January 2021



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9 Kramer Rise Wimbledon Heights VIC 3922 Sold Price **\$488,000** Sold Date **23-Nov-20**

3 2 6

Distance **0.16km**



84 Ventnor Beach Road Wimbledon Heights VIC 3922 Sold Price **\$490,000** Sold Date **27-Oct-20**

4 2 3

Distance **0.17km**



45 Laver Drive Wimbledon Heights VIC 3922 Sold Price **\$480,000** Sold Date **17-Feb-20**

3 2 2

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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