

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

4 Fraser Street Wimbleton 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$386,666

Property type

House

Suburb

Wimbleton Heights

Period-from

01 Feb 2019

to

31 Jan 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

3 Fraser Street Wimbleton Heights VIC 3922	\$481,500	21-Dec-18
13 Laver Drive Wimbleton Heights VIC 3922	\$475,000	10-Aug-18
15 Hallway Drive Wimbleton Heights VIC 3922	\$455,000	21-Sep-19

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: 20 February 2020



**3 Fraser Street Wimbledon Heights
VIC 3922**

 3  2  3

Sold Price

\$481,500

Sold Date

21-Dec-18

Distance

0.06km



**13 Laver Drive Wimbledon Heights
VIC 3922**

 3  1  1

Sold Price

\$475,000

Sold Date

10-Aug-18

Distance

0.2km



**15 Hallway Drive Wimbledon
Heights VIC 3922**

 4  1  1

Sold Price

\$455,000

Sold Date

21-Sep-19

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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