



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 FRASER STREET, WIMBLEDON

3 1 2

Indicative Selling Price

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

Single Price: **\$269,000**

MEDIAN SALE PRICE



WIMBLEDON HEIGHTS, VIC, 3922

Suburb Median Sale Price (House)

\$308,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



14 SEDGMAN RD, WIMBLEDON HEIGHTS, VIC

3 1 1

Sale Price

\$308,001

Sale Date: 23/04/2017

Distance from Property: 410m



5 FRASER ST, WIMBLEDON HEIGHTS, VIC 3922

3 1 1

Sale Price

\$275,000

Sale Date: 13/04/2017

Distance from Property: 207m



18 TERRY CRES, WIMBLEDON HEIGHTS, VIC

3 1 3

Sale Price

\$308,000

Sale Date: 06/05/2017

Distance from Property: 554m



This report has been compiled on 09/11/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 FRASER STREET, WIMBLEDON HEIGHTS, VIC 3922

Indicative selling price

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

Single Price:

\$269,000

Median sale price

Median price

\$308,000

House

☒

Unit

☐

Suburb

WIMBLEDON
HEIGHTS

Period

01 October 2016 to 30 September
2017

Source


pricefinder

Comparable property sales

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
14 SEDGMAN RD, WIMBLEDON HEIGHTS, VIC 3922	\$308,001	28/04/2017
5 FRASER ST, WIMBLEDON HEIGHTS, VIC 3922	\$275,000	13/04/2017
18 TERRY CRES, WIMBLEDON HEIGHTS, VIC 3922	\$308,000	06/05/2017