

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

11 Sedgman Road 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)

Range Between

\$590,000.00

&

\$630,000.00

Median Sale Price

Median price

\$430,000.00

Property Type

Houses

Suburb

Wimbledon
Heights

Period-from

12 Mar 2020

to

12 Mar 2021

Source

RPData CoreLogic BSG3

Comparable Property Sales

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
6 Matthew Court Cowes Vic 3922	\$615,000.00	23-Nov-2020
41 Seagrove Way Cowes Vic 3922	\$605,000.00	02-Jan-2021
26 Curlew Way Cowes Vic 3922	\$620,000.00	15-Jan-2021

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: 12-Mar-2021