

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

38 Kramer Rise 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Other

Suburb

Wimbledon Heights

Period-from

01 Jan 2021

to

31 Dec 2021

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

11 Sedgman Road Wimbledon Heights VIC 3922	\$657,500	08-Nov-21
30 Kramer Rise Wimbledon Heights VIC 3922	\$683,000	08-Oct-21
4 Bowman Road Wimbledon Heights VIC 3922	\$685,000	05-Oct-21

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: 03 January 2022



11 Sedgman Road Wimbledon Heights VIC 3922

 3  2  2

Sold Price

^{RS}

\$657,500

Sold Date

08-Nov-21

Distance

0.35km



30 Kramer Rise Wimbledon Heights VIC 3922

 4  2  2

Sold Price

\$683,000

Sold Date

08-Oct-21

Distance

0.07km



4 Bowman Road Wimbledon Heights VIC 3922

 4  2  2

Sold Price

\$685,000

Sold Date

05-Oct-21

Distance

0.7km



9 Diane Crescent Wimbledon Heights VIC 3922

 3  2  2

Sold Price

\$660,000

Sold Date

12-Nov-21

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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