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Statement of Information

16 WIMBLEDON ROAD, WIMBLEDON HEIGHTS, VIC 3922

Prepared by First National Real Estate Phillip Island



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 WIMBLEDON ROAD, WIMBLEDON







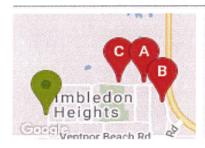
Indicative Selling Price

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

Single Price:

\$575.000

MEDIAN SALE PRICE



WIMBLEDON HEIGHTS, VIC, 3922

Suburb Median Sale Price (House)

\$430,000

01 October 2019 to 30 September 2020

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.



12 BOWMAN RD, WIMBLEDON HEIGHTS, VIC 🚐 3 🕒 2 🚓 2







Sale Price

\$523,000

Sale Date: 03/10/2020

Distance from Property: 673m





27 LAVER DR, WIMBLEDON HEIGHTS, VIC







Sale Price

\$540,000

Sale Date: 26/09/2020

Distance from Property: 759m





34 BOWMAN RD, WIMBLEDON HEIGHTS, VIC 🚐 4







Sale Price

\$586,500

Sale Date: 27/05/2020

Distance from Property: 522m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

16 WIMBLEDON ROAD, WIMBLEDON HEIGHTS, VIC 3922

Indicative selling price

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

Single Price:	\$575,000

Median sale price

Median price	\$430,000	Property type	House	Suburb	WIMBLEDON HEIGHTS
Period	d 01 October 2019 to 30 September 2020		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
12 BOWMAN RD, WIMBLEDON HEIGHTS, VIC 3922	\$523,000	03/10/2020
27 LAVER DR, WIMBLEDON HEIGHTS, VIC 3922	\$540,000	26/09/2020
34 BOWMAN RD, WIMBLEDON HEIGHTS, VIC 3922	\$586,500	27/05/2020

This Statement of Information was prepared on:

20/11/2020

