

## 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

84 Ventnor Beach Road Wimbleton Heights Vic 3922

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range Between

\$515,000.00

&

\$540,000.00

### Median Sale Price

Median price

\$410,000.00

Property Type

Houses

Suburb

Wimbleton  
Heights

Period-from

25 Jul 2019

to

25 Jul 2020

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

5 Hakea Court Cowes Vic 3922	\$537,500.00	26-Oct-2019
1 Pinnacle Way Cowes Vic 3922	\$535,000.00	13-Apr-2019
36 Back Beach Road Sunset Strip Vic 3922	\$510,000.00	20-Sep-2019

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: 25-Jul-2020