

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

7 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

\$630,000.00

&

\$670,000.00

Median Sale Price

Median price

\$432,500.00

Property Type

Houses

Suburb

Wimbledon
Heights

Period-from

01 Apr 2020

to

01 Apr 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

30 Highland Avenue Cowes Vic 3922	\$640,000.00	20-Nov-2020
26 Seacrest Drive Cowes Vic 3922	\$669,000.00	10-Sep-2020
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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: 01-Apr-2021