

STATEMENT OF INFORMATION

10 HALLWAY DRIVE, WIMBLEDON HEIGHTS, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 HALLWAY DRIVE, WIMBLEDON

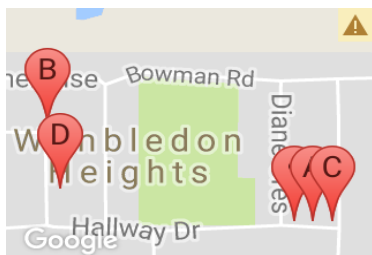
3 bedrooms 1 bathroom 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$300,000 to \$330,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



WIMBLEDON HEIGHTS, VIC, 3922

Suburb Median Sale Price (House)

\$308,000

01 October 2016 to 30 September 2017

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.



6 HALLWAY DR, WIMBLEDON HEIGHTS, VIC

3 bedrooms 1 bathroom 3 cars

Sale Price

***\$338,000**

Sale Date: 14/11/2017

Distance from Property: 30m



24 TERRY CRES, WIMBLEDON HEIGHTS, VIC

4 bedrooms 1 bathroom 1 car

Sale Price

***\$400,000**

Sale Date: 14/11/2017

Distance from Property: 435m



2 HALLWAY DR, WIMBLEDON HEIGHTS, VIC

3 bedrooms 1 bathroom 2 cars

Sale Price

***\$375,000**

Sale Date: 13/11/2017

Distance from Property: 61m



This report has been compiled on 28/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



40 TERRY CRES, WIMBLEDON HEIGHTS, VIC

 **4**  **2**  **2**

Sale Price

***\$354,000**

Sale Date: 26/10/2017

Distance from Property: 382m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 HALLWAY DRIVE, WIMBLEDON HEIGHTS, VIC 3922

Indicative selling price

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

Price Range:

\$300,000 to \$330,000

Median sale price

Median price

\$308,000

House

X

Unit


Suburb

WIMBLEDON HEIGHTS

Period

01 October 2016 to 30 September 2017

Source



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 |
|--|------------|--------------|
| 6 HALLWAY DR, WIMBLEDON HEIGHTS, VIC 3922 | *\$338,000 | 14/11/2017 |
| 24 TERRY CRES, WIMBLEDON HEIGHTS, VIC 3922 | *\$400,000 | 14/11/2017 |
| 2 HALLWAY DR, WIMBLEDON HEIGHTS, VIC 3922 | *\$375,000 | 13/11/2017 |
| 40 TERRY CRES, WIMBLEDON HEIGHTS, VIC 3922 | *\$354,000 | 26/10/2017 |