

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

6 Ventnor Beach Road Wimbleton 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

House

Suburb

Wimbleton Heights

Period-from

01 Mar 2020

to

28 Feb 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

27 Laver Drive Wimbleton Heights VIC 3922	\$540,000	26-Sep-20
15 Diane Crescent Wimbleton Heights VIC 3922	\$445,000	12-Mar-21
16 Diane Crescent Wimbleton Heights VIC 3922	\$520,000	04-Jul-20

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: 24 March 2021



27 Laver Drive Wimbledon Heights VIC 3922

 4
  2
  2

Sold Price

\$540,000

Sold Date **26-Sep-20**

Distance **0.21km**


15 Diane Crescent Wimbledon Heights VIC 3922

 2
  1
  1

Sold Price

^{RS} **\$445,000**

Sold Date **12-Mar-21**

Distance **0.22km**


16 Diane Crescent Wimbledon Heights VIC 3922

 4
  2
  1

Sold Price

\$520,000

Sold Date **04-Jul-20**

Distance **0.24km**


58 Hallway Drive Wimbledon Heights VIC 3922

 3
  1
  1

Sold Price

\$430,000

Sold Date **11-Nov-20**

Distance **0.55km**
RS = Recent sale

UN = Undisclosed Sale

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