

## 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

18 Sedgman Road Wimbledon 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)

Single Price

or range  
between

\$585,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Wimbledon Heights

Period-from

01 Jan 2020

to

31 Dec 2020

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

34 Bowman Road Wimbledon Heights VIC 3922	\$586,500	27-May-20
19 Manna Gum Drive Cowes VIC 3922	\$585,000	10-Oct-20
41 Seagrove Way Cowes VIC 3922	\$605,000	06-Jan-21

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: 22 January 2021



**34 Bowman Road Wimbledon Heights VIC 3922**

 3  2  2

Sold Price

**\$586,500**

Sold Date **27-May-20**

Distance **0.28km**



**19 Manna Gum Drive Cowes VIC 3922**

 3  2  1

Sold Price

**\$585,000**

Sold Date **10-Oct-20**

Distance **2.26km**



**41 Seagrove Way Cowes VIC 3922**

 3  2  2

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date **06-Jan-21**

Distance **2.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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