

## 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

15 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)

Price Range:

279,000 to 299,000

### Median sale price

Median price

\$308,000

House

☒

Unit

☐

Suburb

WIMBLEDON  
HEIGHTS

Period

01 October 2016 to 30 September  
2017

Source

pricfinder

### 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
15 DIANE CRES, WIMBLEDON HEIGHTS, VIC 3922	\$240,000	03/02/2017
15 WIMBLEDON RD, WIMBLEDON HEIGHTS, VIC 3922	\$299,000	24/11/2016
27 TERRY CRES, WIMBLEDON HEIGHTS, VIC 3922	\$295,000	18/02/2016