

Getaway Phillip Island

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

34 Wimbledon Road, Wimbledon Heights, VIC 3922

INDICATIVE SELLING PRICE

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

Range Between \$450,000 & \$470,000

MEDIAN SALE PRICE

Median price \$332,500 | House | Wimbledon Heights (3922)

Period - From 1 February 2017 to 1 February 2018 | Source - Price Finder

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
10 WIMBLEDON ROAD, WIMBLEDON HEIGHTS VIC 3922	\$438,000	12/05/2017
9 SEDGMAN ROAD, WIMBLEDON HEIGHTS VIC 3922	\$442,000	17/10/2017
24 TERRY CRESCENT, WIMBLEDON HEIGHTS VIC 3922	\$400,000	14/11/2017