



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Rosewall Court, WIMBLEDON HEIGHTS 3922

House



4 beds



2 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$395,000 - \$425,000**

### Median sale price

Median **House** for **WIMBLEDON HEIGHTS** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$345,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**39 Hallway Drive,**  
Wimbledon Heights 3922

Price **\$414,000** Sold 30 May  
2018

**2 Hallway Drive,**  
Wimbledon Heights 3922

Price **\$375,000** Sold 08  
November 2017

**24 Terry Cres,**  
Wimbledon Heights 3922

Price **\$400,000** Sold 28  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Phillip Island

56 - 58 Thompson Avenue,  
Cowes VIC 3922

### Contact agents



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