



# STATEMENT OF INFORMATION

6 JAMES STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

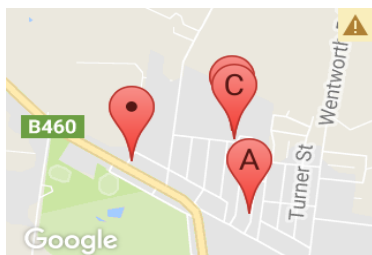
**6 JAMES STREET, NORTH WONTHAGGI,**

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$340,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

## MEDIAN SALE PRICE

**NORTH WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$274,500**

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.

**5 LYNDHURST ST, NORTH WONTHAGGI, VIC**

Sale Price

**\$354,000**

Sale Date: 07/04/2017

Distance from Property: 845m

**9 LANGLEY WAY, NORTH WONTHAGGI, VIC**

Sale Price

**\$389,000**

Sale Date: 16/06/2017

Distance from Property: 684m

**9 LANGLEY WAY, NORTH WONTHAGGI, VIC**

Sale Price

**\*\$379,000**

Sale Date: 06/07/2017

Distance from Property: 679m

This report has been compiled on 12/10/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

6 JAMES STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$340,000

Median sale price

Median price

\$274,500

House

X

Unit


Suburb

NORTH WONTHAGGI

Period

01 October 2016 to 30 September 2017

Source



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
5 LYNDHURST ST, NORTH WONTHAGGI, VIC 3995	\$354,000	07/04/2017
9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995	\$389,000	16/06/2017
9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995	*\$379,000	06/07/2017