

STATEMENT OF INFORMATION

7 OXFORD WAY, NORTH WONTHAGGI, VIC 3995

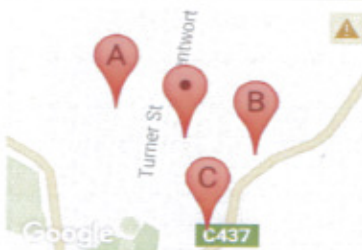
PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**7 OXFORD WAY, NORTH WONTHAGGI, VIC** 🏠 3 🚗 2 🚙 1**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**\$375,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

SUBURB MEDIAN**NORTH WONTHAGGI, VIC, 3995****Suburb Median Sale Price (House)****\$258,000**

01 April 2016 to 31 March 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.

**56 LYNDHURST ST, NORTH WONTHAGGI, VIC** 🏠 3 🚗 2 🚙 2**Sale Price****\$382,000**

Sale Date: 22/07/2016

Distance from Property: 511m

**3 ST ANDREWS PL, NORTH WONTHAGGI, VIC** 🏠 3 🚗 2 🚙 4**Sale Price****\$385,000**

Sale Date: 25/01/2017

Distance from Property: 483m

**20 WHITE RD, NORTH WONTHAGGI, VIC 3995** 🏠 3 🚗 2 🚙 4**Sale Price****\$385,000**

Sale Date: 03/06/2016

Distance from Property: 689m



This report has been compiled on 13/06/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

7 OXFORD WAY, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / ~~Range~~

\$375,000

Median sale price

Median price

\$258,000

House

☒

Unit

☐

Suburb

NORTH
WONTHAGGI

Period

01 April 2016 to 31 March 2017

Source

pricefinder

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 |
|--|-----------|--------------|
| 56 LYNTHURST ST, NORTH WONTHAGGI, VIC 3995 | \$382,000 | 22/07/2016 |
| 3 ST ANDREWS PL, NORTH WONTHAGGI, VIC 3995 | \$385,000 | 25/01/2017 |
| 20 WHITE RD, NORTH WONTHAGGI, VIC 3995 | \$385,000 | 03/06/2016 |