



STATEMENT OF INFORMATION

63 BROOME CRESCENT, 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



63 BROOME CRESCENT, WONTHAGGI,

2 1 1

Indicative Selling Price

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

\$270,000 to \$280,000

Provided by: Cal Nation, Alex Scott Wonthaggi

SUBURB MEDIAN



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$280,000

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.



88 MERRIN CRES, WONTHAGGI, VIC 3995

2 1 1

Sale Price

\$270,000

Sale Date: 20/09/2016

Distance from Property: 342m



81 MERRIN CRES, WONTHAGGI, VIC 3995

3 1 1

Sale Price

\$287,000

Sale Date: 21/12/2016

Distance from Property: 348m



215 GRAHAM ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$280,000**

Sale Date: 30/03/2017

Distance from Property: 957m



This report has been compiled on 26/05/2017 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

63 BROOME CRESCENT, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / Range

\$270,000 to \$280,000

Median sale price

Median price

\$280,000

House

X

Unit


Suburb

WONTHAGGI

Period

01 April 2016 to 31 March 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
88 MERRIN CRES, WONTHAGGI, VIC 3995	\$270,000	20/09/2016
81 MERRIN CRES, WONTHAGGI, VIC 3995	\$287,000	21/12/2016
215 GRAHAM ST, WONTHAGGI, VIC 3995	*\$280,000	30/03/2017