





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 22 LYNDHURST STREET, NORTH







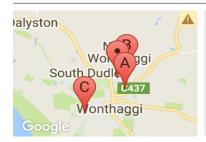
**Indicative Selling Price** 

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

Single Price:

\$375,000

### **MEDIAN SALE PRICE**



## NORTH WONTHAGGI, VIC, 3995

**Suburb Median Sale Price (House)** 

\$325,000

01 April 2017 to 31 March 2018

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.



50 WENTWORTH RD, WONTHAGGI, VIC 3995







Sale Price

\*\$380,000

Sale Date: 12/06/2018

Distance from Property: 759m





82 OXFORD WAY, NORTH WONTHAGGI, VIC







Sale Price

\*\$340,000

Sale Date: 24/05/2018

Distance from Property: 576m





6 CUTTLERS CCT, WONTHAGGI, VIC 3995







Sale Price

\*\$395,000

Sale Date: 23/05/2018

Distance from Property: 2.7km



# 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 22 LYNDHURST STREET, NORTH WONTHAGGI, VIC 3995

### Indicative selling price

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

Single Price: \$375,000

### Median sale price

Median price	\$325,000	House	Χ	Unit	Suburb	NORTH WONTHAGGI
Period	01 April 2017 to 31 March 2018		Source	<u>—</u>	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
50 WENTWORTH RD, WONTHAGGI, VIC 3995	*\$380,000	12/06/2018
82 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$340,000	24/05/2018
6 CUTTLERS CCT, WONTHAGGI, VIC 3995	*\$395,000	23/05/2018