

STATEMENT OF INFORMATION

30 IVOR STREET, NORTH WONTHAGGI, VIC 3995

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



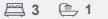
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 IVOR STREET, NORTH WONTHAGGI,







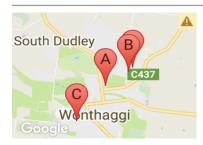
Indicative Selling Price

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

Single Price: \$349,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$295,000

01 January 2017 to 31 December 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.



3 STRICKLAND ST, WONTHAGGI, VIC 3995







Sale Price

*\$349,000

Sale Date: 27/02/2018

Distance from Property: 861m





46 WHITE RD, NORTH WONTHAGGI, VIC 3995 🕮 3









Sale Price

*\$369,000

Sale Date: 06/02/2018

Distance from Property: 152m





33 CAMERON ST, WONTHAGGI, VIC 3995









Sale Price

*\$360,000

Sale Date: 29/12/2017

Distance from Property: 2.1km



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	30 IVOR STREET, NORTH WONTHAGGI, VIC 3995
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Indicative selling price

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

Single Price:	\$349,000

Median sale price

Median price	\$295,000	House	Χ	Unit	Suburb	NORTH WONTHAGGI
Period	01 January 2017 to 31 December 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
3 STRICKLAND ST, WONTHAGGI, VIC 3995	*\$349,000	27/02/2018
46 WHITE RD, NORTH WONTHAGGI, VIC 3995	*\$369,000	06/02/2018
33 CAMERON ST, WONTHAGGI, VIC 3995	*\$360,000	29/12/2017