

# STATEMENT OF INFORMATION

22B WATT STREET, 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



# 22B WATT STREET, WONTHAGGI, VIC 🚐 3 😩 1 🚓 1







Indicative Selling Price

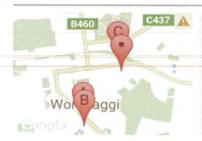
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$245,000

Provided by: Cal Nation, Alex Scott Wonthaggi

# **MEDIAN SALE PRICE**



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$289,500

01 July 2016 to 30 June 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.



39 BROOME CRES, WONTHAGGI, VIC 3995







Sale Price

\*\$259,000

Sale Date: 05/05/2017

Distance from Property: 857m





40 MERRIN CRES, WONTHAGGI, VIC 3995









Sale Price

\*\$253,000

Sale Date: 02/03/2017

Distance from Property: 943m





22 BENT ST, WONTHAGGI, VIC 3995







Sale Price

\*\$260,000

Sale Date: 08/06/2017

Distance from Property: 198m



# 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	22B WATT STREET, WONTHAGGI, VIC 3995				
Indicative selling	price				
For the meaning of this	s price see consumer.vic.gov.au/underquot	ing			
Single Price:	\$245,000				
Median sale price					
Median price	\$289,500 House X	Unit	Suburb WONTHAGGI		
Period	01 July 2016 to 30 June 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
39 BROOME CRES, WONTHAGGI, VIC 3995	*\$259,000	05/05/2017
40 MERRIN CRES, WONTHAGGI, VIC 3995	*\$253,000	02/03/2017
22 BENT ST, WONTHAGGI, VIC 3995	*\$260,000	08/06/2017

