

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 bedrooms, 1 bathroom, 1 car

Indicative Selling Price

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

3 bedrooms, 1 bathroom, 2 cars

Sale Price

***\$259,000**

Sale Date: 05/05/2017

Distance from Property: 857m



40 MERRIN CRES, WONTHAGGI, VIC 3995

3 bedrooms, 1 bathroom, 1 car

Sale Price

***\$253,000**

Sale Date: 02/03/2017

Distance from Property: 943m



22 BENT ST, WONTHAGGI, VIC 3995

2 bedrooms, 1 bathroom, 2 cars

Sale Price

***\$260,000**

Sale Date: 08/06/2017

Distance from Property: 198m



This report has been compiled on 11/07/2017 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

22B WATT STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

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