



STATEMENT OF INFORMATION

12 WALLACE ST, NORTH WONTHAGGI, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

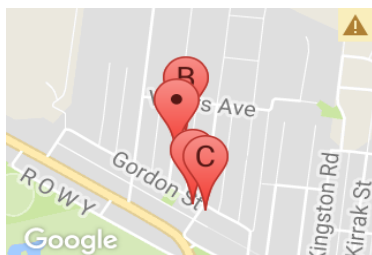
**12 WALLACE ST, NORTH WONTHAGGI,**

2 1 1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$220,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**NORTH WONTHAGGI, VIC, 3995****Suburb Median Sale Price (House)****\$278,000**

01 October 2016 to 30 September 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.

**25 GORDON ST, NORTH WONTHAGGI, VIC**

2 1 1

Sale Price**\$215,000**

Sale Date: 25/08/2017

Distance from Property: 187m

**22 WALLACE ST, NORTH WONTHAGGI, VIC**

2 1 1

Sale Price**\$224,000**

Sale Date: 17/02/2017

Distance from Property: 83m

**21 GORDON ST, NORTH WONTHAGGI, VIC**

3 1 1

Sale Price**\$205,000**

Sale Date: 09/10/2017

Distance from Property: 224m



This report has been compiled on 22/12/2017 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

12 WALLACE ST, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$220,000

Median sale price

Median price

\$278,000

House

X

Unit

Suburb

NORTH WONTHAGGI

Period

01 October 2016 to 30 September 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
25 GORDON ST, NORTH WONTHAGGI, VIC 3995	\$215,000	25/08/2017
22 WALLACE ST, NORTH WONTHAGGI, VIC 3995	\$224,000	17/02/2017
21 GORDON ST, NORTH WONTHAGGI, VIC 3995	\$205,000	09/10/2017