

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 3 Summerfields Estate Wonthaggi VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$175,000

or range
between

&

Median sale price

house

Median Price

\$378,250

Property type

Other

Suburb

North Wonthaggi

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

82 Griffiths Street North Wonthaggi VIC 3995	\$183,000	06-Jun-19
100 Nelson Street North Wonthaggi VIC 3995	\$187,000	04-Sep-19
5 Canary Way North Wonthaggi VIC 3995	\$160,000	22-Aug-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18 September 2019

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82 Griffiths Street North Wonthaggi Sold Price **\$183,000** Sold Date **06-Jun-19**
VIC 3995

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Distance **0.09km**



100 Nelson Street North Wonthaggi Sold Price ^{RS} **\$187,000** Sold Date **04-Sep-19**
VIC 3995

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Distance **0.12km**

5 Canary Way North Wonthaggi Sold Price **\$160,000** Sold Date **22-Aug-19**
VIC 3995

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Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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