

STATEMENT OF INFORMATION

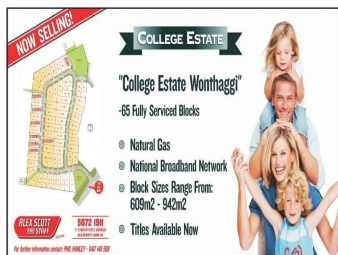
8 OBRIEN CIRCUIT, NORTH WONTHAGGI, VIC 3995

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 OBRIEN CIRCUIT, NORTH WONTHAGGI, 4 2 2

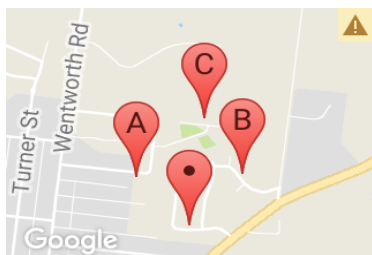
Indicative Selling Price

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

Single Price: **\$489,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$272,500

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.



26 OXFORD WAY, NORTH WONTHAGGI, VIC 4 2 4

Sale Price

***\$480,000**

Sale Date: 30/10/2017

Distance from Property: 243m



14 CAMBRIDGE WAY, NORTH WONTHAGGI, 4 2 -

Sale Price

***\$499,000**

Sale Date: 08/08/2017

Distance from Property: 251m



21 SUSSEX CRT, NORTH WONTHAGGI, VIC 4 2 4

Sale Price

\$480,000

Sale Date: 17/01/2017

Distance from Property: 386m



This report has been compiled on 02/11/2017 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

8 OBRIEN CIRCUIT, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$489,000

Median sale price

Median price

\$272,500

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
26 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$480,000	30/10/2017
14 CAMBRIDGE WAY, NORTH WONTHAGGI, VIC 3995	*\$499,000	08/08/2017
21 SUSSEX CRT, NORTH WONTHAGGI, VIC 3995	\$480,000	17/01/2017