



STATEMENT OF INFORMATION

17 OBRIEN CIRCUIT, NORTH WONTHAGGI, VIC 3995

PREPARED BY PHIL HANLEY, ALEX SCOTT WONTHAGGI, PHONE: 0417 140 508

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 OBRIEN CIRCUIT, NORTH WONTHAGGI,  4  2  2

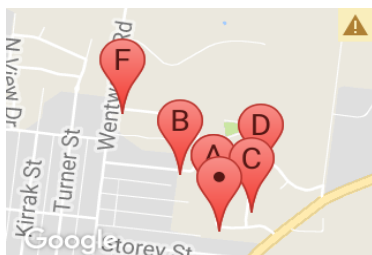
Indicative Selling Price

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

Price Range: \$465,000 to \$475,000

Provided by: Phil Hanley, 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: 

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.



29 OBRIEN CCT, NORTH WONTHAGGI, VIC

 4  2  2

Sale Price

\$435,000

Sale Date: 08/11/2017

Distance from Property: 80m



9 LANGLEY PL, WONTHAGGI, VIC 3995

 4  2  2

Sale Price

***\$445,000**

Sale Date: 08/11/2017

Distance from Property: 414m



26 OXFORD WAY, NORTH WONTHAGGI, VIC

 4  2  4

Sale Price

***\$480,000**

Sale Date: 30/10/2017

Distance from Property: 234m



This report has been compiled on 20/12/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**15 MCMAHON WAY, NORTH WONTHAGGI,**

4 2 2

Sale Price

\$445,000

Sale Date: 29/09/2017

Distance from Property: 125m

**3 MCMAHON WAY, NORTH WONTHAGGI, VIC**

4 2 2

Sale Price

***\$440,000**

Sale Date: 30/08/2017

Distance from Property: 227m

**29 OBRIEN CCT, NORTH WONTHAGGI, VIC**

4 2 2

Sale Price

***\$435,000**

Sale Date: 02/08/2017

Distance from Property: 80m

**61 OXFORD WAY, NORTH WONTHAGGI, VIC**

4 2 2

Sale Price

\$429,000

Sale Date: 14/06/2017

Distance from Property: 520m



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

17 OBRIEN CIRCUIT, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range:

\$465,000 to \$475,000

Median sale price

Median price

\$278,000

House

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
29 OBRIEN CCT, NORTH WONTHAGGI, VIC 3995	\$435,000	08/11/2017
9 LANGLEY PL, WONTHAGGI, VIC 3995	*\$445,000	08/11/2017
26 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$480,000	30/10/2017
15 MCMAHON WAY, NORTH WONTHAGGI, VIC 3995	\$445,000	29/09/2017

3 MCMAHON WAY, NORTH WONTHAGGI, VIC 3995	*\$440,000	30/08/2017
29 OBRIEN CCT, NORTH WONTHAGGI, VIC 3995	*\$435,000	02/08/2017
61 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	\$429,000	14/06/2017