



STATEMENT OF INFORMATION

12 DARYL AVENUE, 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



12 DARYL AVENUE, WONTHAGGI, VIC

3 bedrooms, 1 bathroom, 1 car space

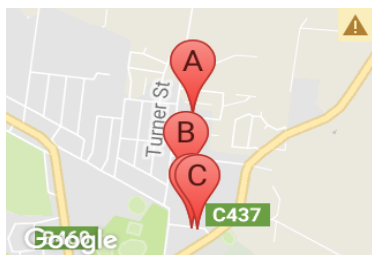
Indicative Selling Price

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

Single Price: \$310,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$287,000

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.



7 OXFORD WAY, NORTH WONTHAGGI, VIC

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

Price Withheld

Sale Date: 13/07/2017

Distance from Property: 805m



36 IVOR ST, NORTH WONTHAGGI, VIC 3995

3 bedrooms, 1 bathroom, 2 car spaces

Sale Price

\$324,500

Sale Date: 08/06/2017

Distance from Property: 303m



14 DARYL AVE, WONTHAGGI, VIC 3995

4 bedrooms, 2 bathrooms, 4 car spaces

Sale Price

\$320,000

Sale Date: 05/11/2016

Distance from Property: 40m



This report has been compiled on 31/08/2017 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 DARYL AVENUE, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$310,000

Median sale price

Median price

\$287,000

House

X

Unit

Suburb

WONTHAGGI

Period

01 July 2016 to 30 June 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
7 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	Price Withheld	13/07/2017
36 IVOR ST, NORTH WONTHAGGI, VIC 3995	\$324,500	08/06/2017
14 DARYL AVE, WONTHAGGI, VIC 3995	\$320,000	05/11/2016