



STATEMENT OF INFORMATION

4/49-51 MURRAY STREET, WONTHAGGI, VIC

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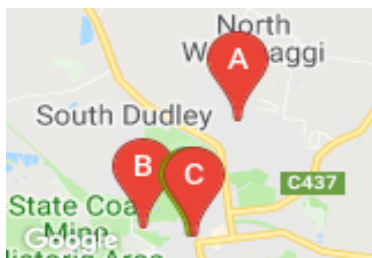
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**4/49-51 MURRAY STREET, WONTHAGGI,****3****2****1****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price:****\$415,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**WONTHAGGI, VIC, 3995****Suburb Median Sale Price (Unit)****\$285,000**

01 July 2017 to 30 June 2018

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.

**38 NELSON ST, NORTH WONTHAGGI, VIC****3****2****2****Sale Price****\$440,000**

Sale Date: 10/02/2018

Distance from Property: 1.8km

**12 HERON DR, WONTHAGGI, VIC 3995****3****2****2****Sale Price****\$409,000**

Sale Date: 19/01/2018

Distance from Property: 604m

**2/45 MURRAY ST, WONTHAGGI, VIC 3995****3****1****2****Sale Price****\$415,000**

Sale Date: 19/01/2018

Distance from Property: 65m



This report has been compiled on 06/07/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

4/49-51 MURRAY STREET, WONTHAGGI, VIC

Indicative selling price

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

Single Price: \$415,000

Median sale price

Median price

\$285,000

House

Unit

X

Suburb

WONTHAGGI

Period

01 July 2017 to 30 June 2018

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
38 NELSON ST, NORTH WONTHAGGI, VIC 3995	\$440,000	10/02/2018
12 HERON DR, WONTHAGGI, VIC 3995	\$409,000	19/01/2018
2/45 MURRAY ST, WONTHAGGI, VIC 3995	\$415,000	19/01/2018