



STATEMENT OF INFORMATION

38 NELSON STREET, NORTH 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



38 NELSON STREET, NORTH

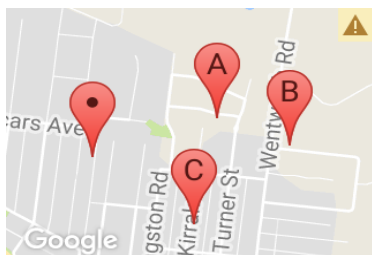
4 bedrooms 2 bathrooms 3 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$445,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$295,000

01 January 2017 to 31 December 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.



14 CANARY WAY, NORTH WONTHAGGI, VIC

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$455,000**

Sale Date: 22/12/2017

Distance from Property: 426m



78 OXFORD WAY, NORTH WONTHAGGI, VIC

4 bedrooms 2 bathrooms 3 cars

Sale Price

***\$460,000**

Sale Date: 16/01/2018

Distance from Property: 638m



28 KIRRAK ST, NORTH WONTHAGGI, VIC 3995

4 bedrooms 2 bathrooms 2 cars

Sale Price

\$430,000

Sale Date: 27/09/2017

Distance from Property: 407m



This report has been compiled on 26/01/2018 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

38 NELSON STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$445,000

Median sale price

Median price

\$295,000

House

X

Unit

Suburb

NORTH WONTHAGGI

Period

01 January 2017 to 31 December 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
14 CANARY WAY, NORTH WONTHAGGI, VIC 3995	*\$455,000	22/12/2017
78 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$460,000	16/01/2018
28 KIRRAK ST, NORTH WONTHAGGI, VIC 3995	\$430,000	27/09/2017