



# STATEMENT OF INFORMATION

20 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



**20 OBRIEN CIRCUIT, NORTH WONTHAGGI,**  4  2  2

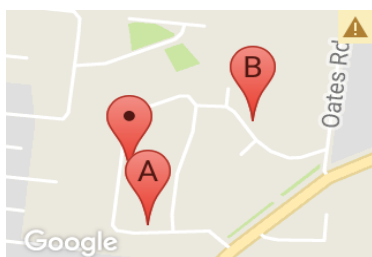
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$464,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



**NORTH WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$310,750**

01 April 2017 to 31 March 2018

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.



**8 OBRIEN CCT, NORTH WONTHAGGI, VIC**

 4  2  2

Sale Price

**\$455,000**

Sale Date: 23/03/2018

Distance from Property: 100m



**9 LANGLEY PL, WONTHAGGI, VIC 3995**

 4  2  2

Sale Price

**\*\$445,000**

Sale Date: 08/11/2017

Distance from Property: 466m



**14 CAMBRIDGE WAY, NORTH**

 5  2  -

Sale Price

**\$499,000**

Sale Date: 25/07/2017

Distance from Property: 217m



This report has been compiled on 03/05/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

20 OBRIEN CIRCUIT, NORTH WONTHAGGI, VIC 3995

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$464,000

Median sale price

Median price

\$310,750

House

X

Unit


Suburb

NORTH WONTHAGGI

Period

01 April 2017 to 31 March 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
8 OBRIEN CCT, NORTH WONTHAGGI, VIC 3995	\$455,000	23/03/2018
9 LANGLEY PL, WONTHAGGI, VIC 3995	*\$445,000	08/11/2017
14 CAMBRIDGE WAY, NORTH WONTHAGGI, VIC 3995	\$499,000	25/07/2017