

STATEMENT OF INFORMATION

3/21 POPLAR STREET, 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



3/21 POPLAR STREET, WONTHAGGI, VIC 🕮 2 🕒 1 😓 2







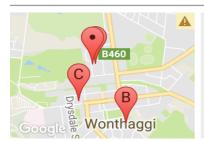
Indicative Selling Price

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

Single Price: \$255,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$258,500

01 October 2016 to 30 September 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.



17 POPLAR ST, WONTHAGGI, VIC 3995







Sale Price

\$259,000

Sale Date: 18/11/2016

Distance from Property: 38m





15/21 MCKENZIE ST, WONTHAGGI, VIC 3995







Sale Price

\$255,000

Sale Date: 09/09/2016

Distance from Property: 956m





2/186 GRAHAM ST, WONTHAGGI, VIC 3995







Sale Price

\$282.000

Sale Date: 23/04/2016

Distance from Property: 553m



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	3/21 POPLAR STREET, WONTHAGGI, VIC 3995
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Indicative selling price

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

Single Price:	\$255,000

Median sale price

Median price	\$258,500	House	Unit	X	Suburb	WONTHAGGI
Period	01 October 2016 to 30 September 2017		Sourc	ce	pricefinder	

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
17 POPLAR ST, WONTHAGGI, VIC 3995	\$259,000	18/11/2016
15/21 MCKENZIE ST, WONTHAGGI, VIC 3995	\$255,000	09/09/2016
2/186 GRAHAM ST, WONTHAGGI, VIC 3995	\$282,000	23/04/2016

