



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

2 1 1

Sale Price

\$259,000

Sale Date: 18/11/2016

Distance from Property: 38m



15/21 MCKENZIE ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

\$255,000

Sale Date: 09/09/2016

Distance from Property: 956m



2/186 GRAHAM ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

\$282,000

Sale Date: 23/04/2016

Distance from Property: 553m



This report has been compiled on 07/10/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

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

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
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