

STATEMENT OF INFORMATION

3 STRICKLAND 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 STRICKLAND STREET, WONTHAGGI, VIC  3  1  1

Indicative Selling Price

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

Single Price: **\$359,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$280,000

01 October 2016 to 30 September 2017

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.



192 GRAHAM ST, WONTHAGGI, VIC 3995

 3  2  2

Sale Price

***\$355,000**

Sale Date: 14/11/2017

Distance from Property: 840m



85 WATT ST, WONTHAGGI, VIC 3995

 3  1  3

Sale Price

***\$380,000**

Sale Date: 04/12/2017

Distance from Property: 823m



217 GRAHAM ST, WONTHAGGI, VIC 3995

 4  1  1

Sale Price

\$360,000

Sale Date: 30/10/2017

Distance from Property: 1.1km



This report has been compiled on 21/12/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

3 STRICKLAND STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$359,000

Median sale price

Median price

\$280,000

House

X

Unit

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
192 GRAHAM ST, WONTHAGGI, VIC 3995	*\$355,000	14/11/2017
85 WATT ST, WONTHAGGI, VIC 3995	*\$380,000	04/12/2017
217 GRAHAM ST, WONTHAGGI, VIC 3995	\$360,000	30/10/2017