

## STATEMENT OF INFORMATION

41 MILL ROAD, WOOLAMAI, VIC 3995

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

**STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980

**41 MILL ROAD, WOOLAMAI, VIC 3995**

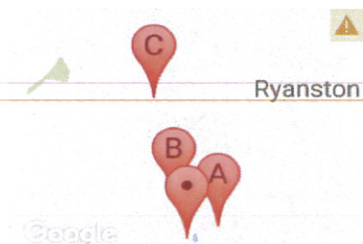
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**Indicative Selling Price**

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

**Single Price: \$729,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

**MEDIAN SALE PRICE****WOOLAMAI, VIC, 3995****Suburb Median Sale Price (House)****\$622,000**

01 July 2016 to 30 June 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.

**375 DALYSTON-GLEN FORBES RD,**

4 2 2

**Sale Price****\$620,000**

Sale Date: 17/08/2016

Distance from Property: 918m

**157 MILL RD, WOOLAMAI, VIC 3995**

3 3 6

**Sale Price****\$750,000**

Sale Date: 07/05/2016

Distance from Property: 1.1km

**390 MCDOWELL RD, WOOLAMAI, VIC 3995**

5 5 2

**Sale Price**~~Price Withheld~~ \$1,180,000

Sale Date: 01/05/2017

Distance from Property: 4.2km



This report has been compiled on 23/08/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - [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 41 MILL ROAD, WOOLAMAI, 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: \$729,000

### Median sale price

Median price \$622,000 House ☒ Unit ☐ Suburb WOOLAMAI  
Period 01 July 2016 to 30 June 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
375 DALYSTON-GLEN FORBES RD, RYANSTON, VIC 3992	\$620,000	17/08/2016
157 MILL RD, WOOLAMAI, VIC 3995	\$750,000	07/05/2016
390 MCDOWELL RD, WOOLAMAI, VIC 3995	<del>Price Withheld</del> \$1,180,000	01/05/2017