





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 REGENCY DRIVE, NORTH WONTHAGGI, 🕮 - 🕒 -

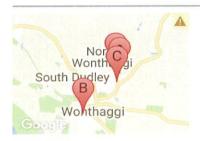
Indicative Selling Price

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

Single Price:

\$320,000

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$129,500

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.



21 REGENCY DR, NORTH WONTHAGGI, VIC







Sale Price

\$295.000

Sale Date: 19/05/2017

Distance from Property: 335m





20 CAMERON ST, WONTHAGGI, VIC 3995







Sale Price

\$253,000

Sale Date: 28/06/2017

Distance from Property: 3.1km





13 MCMAHON WAY, NORTH WONTHAGGI,







Sale Price

\$135,000

Sale Date: 17/07/2017

Distance from Property: 524m



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	38 REGENCY DRIVE, NORTH WONTHAGGI, VIC 3995				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Single Price:	\$320,000				
Median sale price					
Median price	\$129,500 House	Unit	Suburb	NORTH WONTHAGGI	
Period	01 October 2016 to 30 September 2017	Source	р	ricefinder	

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
21 REGENCY DR, NORTH WONTHAGGI, VIC 3995	\$295,000	19/05/2017
20 CAMERON ST, WONTHAGGI, VIC 3995	\$253,000	28/06/2017
13 MCMAHON WAY, NORTH WONTHAGGI, VIC 3995	\$135,000	17/07/2017