

STATEMENT OF INFORMATION

26 WALLACE STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 WALLACE STREET, NORTH

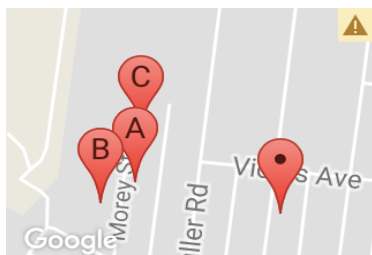
3 1 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$299,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$309,000

01 April 2017 to 31 March 2018

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.



16 MOREY ST, NORTH WONTHAGGI, VIC 3995

3 1 1

Sale Price

***\$285,000**

Sale Date: 18/02/2018

Distance from Property: 241m



5 MOREY ST, NORTH WONTHAGGI, VIC 3995

3 1 2

Sale Price

***\$315,000**

Sale Date: 06/02/2018

Distance from Property: 290m



28 MOREY ST, NORTH WONTHAGGI, VIC 3995

3 1 1

Sale Price

\$299,000

Sale Date: 05/09/2017

Distance from Property: 269m



This report has been compiled on 04/04/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

26 WALLACE STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$299,000

Median sale price

Median price

\$309,000

House

X

Unit

Suburb

NORTH WONTHAGGI

Period

01 April 2017 to 31 March 2018

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
16 MOREY ST, NORTH WONTHAGGI, VIC 3995	*\$285,000	18/02/2018
5 MOREY ST, NORTH WONTHAGGI, VIC 3995	*\$315,000	06/02/2018
28 MOREY ST, NORTH WONTHAGGI, VIC 3995	\$299,000	05/09/2017