

STATEMENT OF INFORMATION

5296 BASS HIGHWAY, WONTHAGGI, VIC 3995

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5296 BASS HIGHWAY, WONTHAGGI, VIC



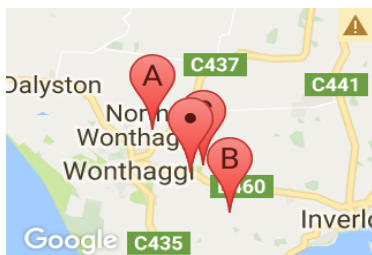
Indicative Selling Price

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

Price Range: \$800,000 to \$880,000

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$285,500

01 April 2016 to 31 March 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.



19 REGENCY DR, NORTH WONTHAGGI, VIC



Sale Price

\$760,000

Sale Date: 28/10/2015

Distance from Property: 3.1km



180 MARTYN LANE, INVERLOCH, VIC 3996



Sale Price

\$820,000

Sale Date: 06/04/2016

Distance from Property: 3.1km



70 KIRRAK RD, WONTHAGGI, VIC 3995



Sale Price

\$725,000

Sale Date: 12/07/2016

Distance from Property: 749m



This report has been compiled on 29/06/2017 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

5296 BASS HIGHWAY, WONTHAGGI, VIC 3995

Indicative selling price

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Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$285,500

House

X

Unit


Suburb

WONTHAGGI

Period

01 April 2016 to 31 March 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
19 REGENCY DR, NORTH WONTHAGGI, VIC 3995	\$760,000	28/10/2015
180 MARTYN LANE, INVERLOCH, VIC 3996	\$820,000	06/04/2016
70 KIRRAK RD, WONTHAGGI, VIC 3995	\$725,000	12/07/2016