



STATEMENT OF INFORMATION

1 SHERWOOD COURT, 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



1 SHERWOOD COURT, WONTHAGGI, VIC

3 2 2

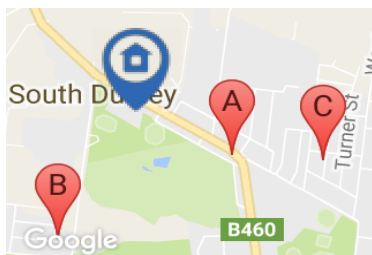
Indicative Selling Price

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

\$330,000 to \$359,000

Provided by: Cal Nation, Alex Scott Wonthaggi

SUBURB MEDIAN



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$280,000

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.



167 WHITE RD, WONTHAGGI, VIC 3995

3 2 2

Sale Price

\$349,000

Sale Date: 12/10/2016

Distance from Property: 690m



10 EPSOM ST, SOUTH DUDLEY, VIC 3995

4 2 2

Sale Price

\$355,000

Sale Date: 20/01/2017

Distance from Property: 1km



11 KIRRAK ST, NORTH WONTHAGGI, VIC 3995

8 4 3

Sale Price

\$339,000

Sale Date: 17/01/2017

Distance from Property: 1.3km



This report has been compiled on 23/05/2017 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

1 SHERWOOD COURT, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / Range

\$330,000 to \$359,000

Median sale price

Median price

\$280,000

House

X

Unit

Suburb

WONTHAGGI

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

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
167 WHITE RD, WONTHAGGI, VIC 3995	\$349,000	12/10/2016
10 EPSOM ST, SOUTH DUDLEY, VIC 3995	\$355,000	20/01/2017
11 KIRRAK ST, NORTH WONTHAGGI, VIC 3995	\$339,000	17/01/2017