



STATEMENT OF INFORMATION

74 WENTWORTH ROAD, NORTH 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



74 WENTWORTH ROAD, NORTH

3 2 1

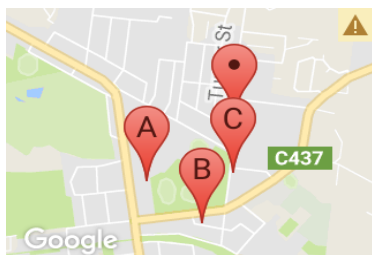
Indicative Selling Price

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

Single Price: \$329,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$295,000

01 January 2017 to 31 December 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.



25 STRICKLAND ST, WONTHAGGI, VIC 3995

3 1 3

Sale Price

***\$339,000**

Sale Date: 22/12/2017

Distance from Property: 721m



3 BEARD ST, WONTHAGGI, VIC 3995

3 2 4

Sale Price

***\$335,000**

Sale Date: 05/12/2017

Distance from Property: 769m



48 WENTWORTH RD, WONTHAGGI, VIC 3995

3 2 1

Sale Price

***\$330,000**

Sale Date: 02/10/2017

Distance from Property: 382m



This report has been compiled on 12/02/2018 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

74 WENTWORTH ROAD, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$329,000

Median sale price

Median price

\$295,000

House

X

Unit

Suburb

NORTH WONTHAGGI

Period

01 January 2017 to 31 December 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
25 STRICKLAND ST, WONTHAGGI, VIC 3995	*\$339,000	22/12/2017
3 BEARD ST, WONTHAGGI, VIC 3995	*\$335,000	05/12/2017
48 WENTWORTH RD, WONTHAGGI, VIC 3995	*\$330,000	02/10/2017