

STATEMENT OF INFORMATION

66 NELSON STREET, NORTH WONTHAGGI, VIC 3995



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



66 NELSON STREET, NORTH







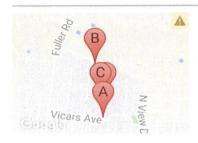
Indicative Selling Price

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

Single Price:

\$175,000

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$134,000

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.



37 VICARS AVE. NORTH WONTHAGGI, VIC







Sale Price

\$116,000

Sale Date: 11/10/2017

Distance from Property: 142m





9 LANGLEY WAY, NORTH WONTHAGGI, VIC







Sale Price

\$132,000

Sale Date: 11/10/2017

Distance from Property: 263m





9 LANGLEY WAY, NORTH WONTHAGGI, VIC







Sale Price

\$134,000

Sale Date: 28/10/2017

Distance from Property: 34m



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 | 66 NELSON STREET, NORTH WONTHAGGI, VIC 3995 | | | | | |
| | | | | | | |
| Indicative selling price | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | |
| Single Price: | \$175,000 | | | | | |
| Median sale price | | | | | | |
| Median price | \$134,000 House | Unit | Suburb | NORTH WONTHAGGI | | |
| Period | 01 January 2017 to 31 December 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 |
|--|-----------|--------------|
| 37 VICARS AVE, NORTH WONTHAGGI, VIC 3995 | \$116,000 | 11/10/2017 |
| 9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995 | \$132,000 | 11/10/2017 |
| 9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995 | \$134,000 | 28/10/2017 |