



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 KINGSTON ROAD, NORTH

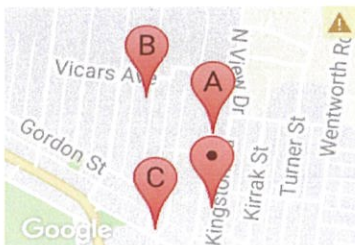
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Indicative Selling Price

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

Price Range: \$329,000 to \$329,000

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.



40 LYNDHURST ST, NORTH WONTHAGGI, VIC

2 1 1

Sale Price

\$272,500

Sale Date: 25/10/2017

Distance from Property: 278m



35 NELSON ST, NORTH WONTHAGGI, VIC

2 1 3

Sale Price

\$289,000

Sale Date: 25/09/2017

Distance from Property: 466m



126 WHITE RD, NORTH WONTHAGGI, VIC

3 2 1

Sale Price

\$360,000

Sale Date: 12/12/2017

Distance from Property: 207m



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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 13 KINGSTON ROAD, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$329,000 to \$329,000

Median sale price

Median price \$295,000 House ☒ 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
40 LYNDHURST ST, NORTH WONTHAGGI, VIC 3995	\$272,500	25/10/2017
35 NELSON ST, NORTH WONTHAGGI, VIC 3995	\$289,000	25/09/2017
126 WHITE RD, NORTH WONTHAGGI, VIC 3995	\$360,000	12/12/2017

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in an internet advertisement.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of information. It must be included with any advertisement for the sale of a single residential property published by or on behalf of an estate agent or agent's representative on any Internet site during the period that the residential property is offered for sale.

The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

If the property for sale is in the Melbourne metropolitan area, a comparable property must be within two kilometres and have sold within the last six months. If the property for sale is outside the Melbourne metropolitan area, a comparable property must be within five kilometres and have sold within the last 18 months. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch.

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$* or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$ *House *unit Suburb or locality

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1	\$	
2	\$	
3	\$	

OR

B* Either The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

