



STATEMENT OF INFORMATION

202 WHITE ROAD, NORTH WONTHAGGI, VIC

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



202 WHITE ROAD, NORTH WONTHAGGI,



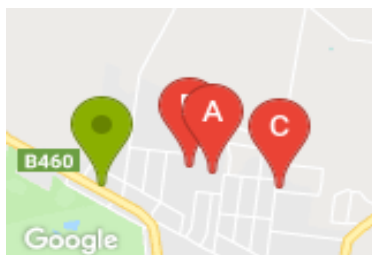
Indicative Selling Price

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

Single Price: \$449,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$347,000

01 July 2017 to 30 June 2018

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.



41 LYNDHURST ST, NORTH WONTHAGGI, VIC



Sale Price

\$442,500

Sale Date: 15/01/2018

Distance from Property: 720m



38 NELSON ST, NORTH WONTHAGGI, VIC



Sale Price

\$440,000

Sale Date: 10/02/2018

Distance from Property: 586m



118 WENTWORTH RD, NORTH WONTHAGGI,



Sale Price

***\$455,000**

Sale Date: 23/05/2018

Distance from Property: 1.1km



This report has been compiled on 13/07/2018 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

202 WHITE ROAD, NORTH WONTHAGGI, VIC

Indicative selling price

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

Single Price:

\$449,000

Median sale price

Median price

\$347,000

House

X

Unit

Suburb

NORTH WONTHAGGI

Period

01 July 2017 to 30 June 2018

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
41 LYNDHURST ST, NORTH WONTHAGGI, VIC 3995	\$442,500	15/01/2018
38 NELSON ST, NORTH WONTHAGGI, VIC 3995	\$440,000	10/02/2018
118 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	*\$455,000	23/05/2018