



# STATEMENT OF INFORMATION

2/9-11 LONGWALL 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



**2/9-11 LONGWALL COURT, WONTHAGGI,** 3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$320,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (Unit)

**\$258,750**

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.



**2/8 BENT ST, WONTHAGGI, VIC 3995**

3 2 2

### Sale Price

**\*\$349,000**

Sale Date: 15/11/2017

Distance from Property: 1.7km



**3/36 WHITE RD, NORTH WONTHAGGI, VIC**

3 1 1

### Sale Price

**\*\$350,000**

Sale Date: 27/02/2018

Distance from Property: 2.6km



**2/4 MERRIN CRES, WONTHAGGI, VIC 3995**

3 2 2

### Sale Price

**\$310,000**

Sale Date: 01/09/2017

Distance from Property: 1.1km



This report has been compiled on 22/03/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

2/9-11 LONGWALL COURT, WONTHAGGI, VIC 3995

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$320,000

Median sale price

Median price

\$258,750

House

Unit

X


Suburb

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
2/8 BENT ST, WONTHAGGI, VIC 3995	*\$349,000	15/11/2017
3/36 WHITE RD, NORTH WONTHAGGI, VIC 3995	*\$350,000	27/02/2018
2/4 MERRIN CRES, WONTHAGGI, VIC 3995	\$310,000	01/09/2017