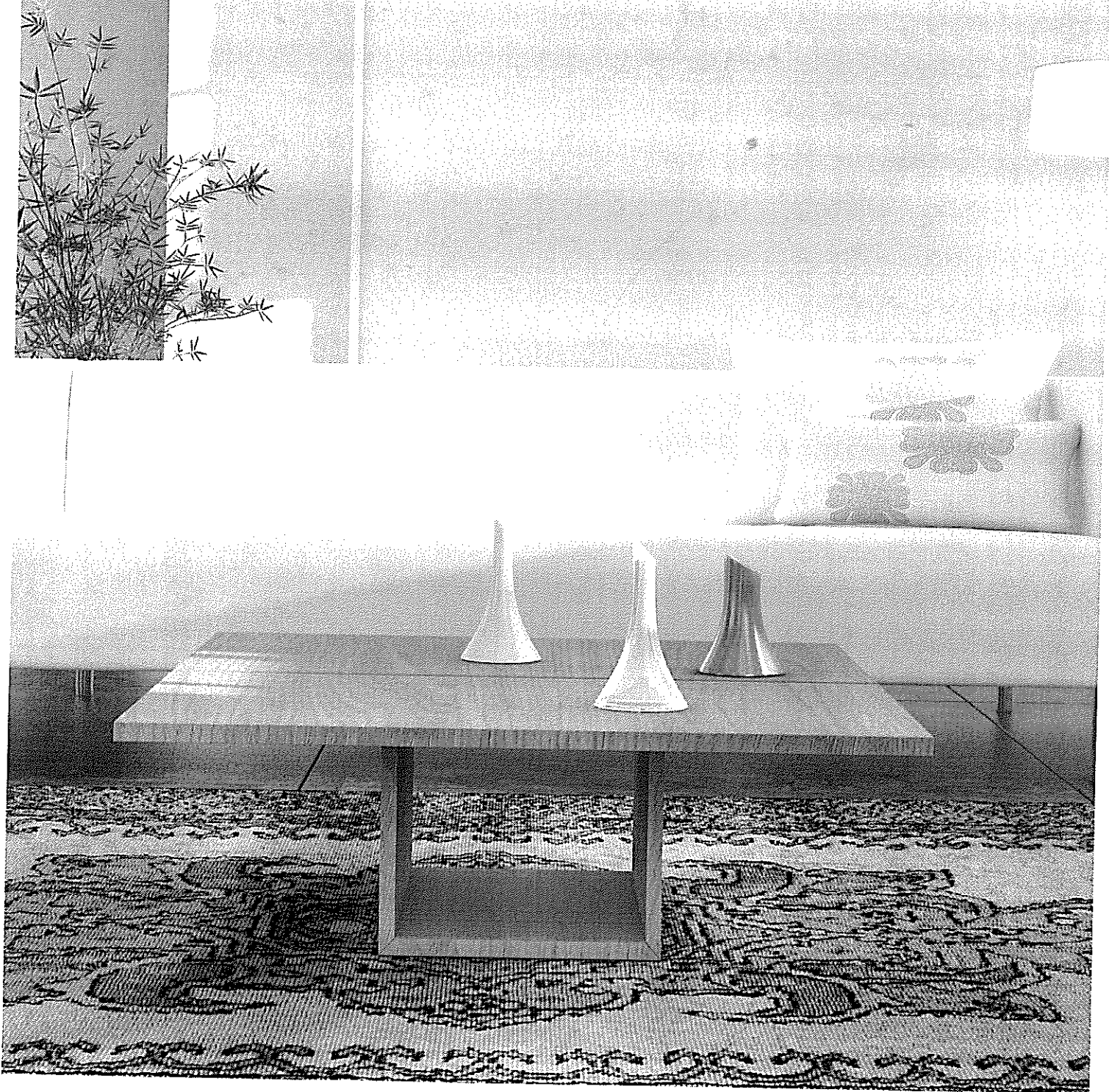


STATEMENT OF INFORMATION

61 OXFORD ROAD, SINGAPORE 220612
PREPARED FOR: [REDACTED]



A&B



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61 OXFORD WAY, NORTH WONTHAGGI,

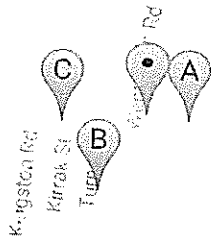
4 2 2

Indicative Selling Price

Price is a range of the price we estimate we will be achieving

\$410,000 to \$420,000

SUBURB MEDIAN



NORTH WONTHAGGI, VIC, 3995

Median Suburb Sale Price (house)

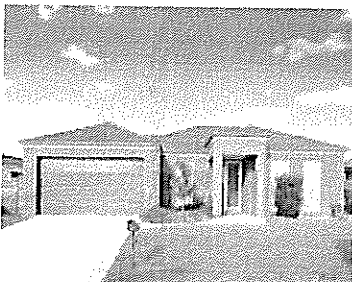
\$257,500

101 April 2016 to 31 March 2017

Provided by:

COMPARABLE PROPERTIES

These are the properties that have sold within 5km of the property for sale in the last 18 months that the estate agent or agent's firm has sold or is expected to sell in the near future.



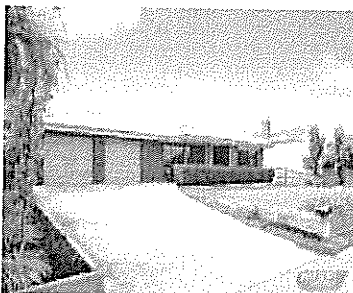
47 OXFORD WAY, NORTH WONTHAGGI, VIC

3 2 2

Sale Price

***\$369,500**

Distance from Property: 1.1km



32 TURNER ST, NORTH WONTHAGGI, VIC

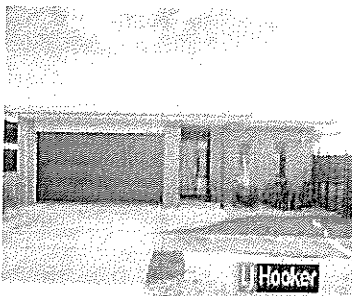
3 2 4

Sale Price

***\$415,000**

Distance from Property: 327m

Distance from Property: 327m



47 KIRRAK ST, NORTH WONTHAGGI, VIC 3995

3 2 2

Sale Price

***\$309,000**

Distance from Property: 290m

Distance from Property: 290m



This report has been compiled on 05/06/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

61 OXFORD WAY, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / Range

\$410,000 to \$420,000

Median sale price

Median price

\$257,500

House

X

Unit

Suburb

NORTH
WONTHAGGI

Period

01 April 2016 to 31 March 2017

Source

pricefinder

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
47 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$369,500	17/05/2017
32 TURNER ST, NORTH WONTHAGGI, VIC 3995	*\$415,000	16/05/2017
47 KIRRAK ST, NORTH WONTHAGGI, VIC 3995	*\$309,000	23/02/2017