

STATEMENT OF INFORMATION

51-53 ALEXANDER ROAD, SOUTH DUDLEY, VIC 3995

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**51-53 ALEXANDER ROAD, SOUTH**

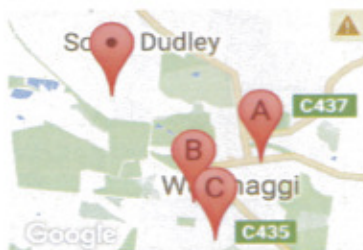
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Indicative Selling Price

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

\$299,000

Provided by: Cal Nation, Alex Scott Wonthaggi

SUBURB MEDIAN**SOUTH DUDLEY, VIC, 3995**

Suburb Median Sale Price (House)

\$233,000

01 April 2016 to 31 March 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.

**43 GRAHAM ST, WONTHAGGI, VIC 3995**

3 1 2

Sale Price

***\$308,000**

Sale Date: 19/05/2017

Distance from Property: 2.2km

**28 CAMERON ST, WONTHAGGI, VIC 3995**

3 1 2

Sale Price

***\$300,000**

Sale Date: 24/04/2017

Distance from Property: 1.9km

**80 MERRIN CRES, WONTHAGGI, VIC 3995**

4 2 2

Sale Price

***\$312,500**

Sale Date: 05/05/2017

Distance from Property: 2.5km



This report has been compiled on 14/06/2017 by Alex Scott 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

51-53 ALEXANDER ROAD, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Single Price / ~~Range~~

\$299,000

Median sale price

Median price

\$233,000

House

☒

Unit

Suburb

SOUTH DUDLEY

Period

01 April 2016 to 31 March 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
43 GRAHAM ST, WONTHAGGI, VIC 3995	*\$308,000	19/05/2017
28 CAMERON ST, WONTHAGGI, VIC 3995	*\$300,000	24/04/2017
80 MERRIN CRES, WONTHAGGI, VIC 3995	*\$312,500	05/05/2017