



STATEMENT OF INFORMATION

40A MERRIN CRESCENT, WONTHAGGI, VIC

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40A MERRIN CRESCENT, WONTHAGGI,

3 1 1

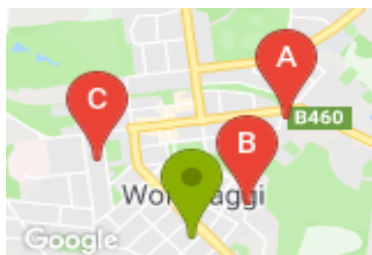
Indicative Selling Price

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

Single Price: **\$305,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$300,000

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.



2/7 GRAHAM ST, WONTHAGGI, VIC 3995

3 1 2

Sale Price

***\$298,000**

Sale Date: 20/07/2018

Distance from Property: 1.1km



2 MINERS DR, WONTHAGGI, VIC 3995

3 1 -

Sale Price

\$310,000

Sale Date: 19/04/2018

Distance from Property: 437m



2/18 DRYSDALE ST, WONTHAGGI, VIC 3995

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Sale Price

\$320,000

Sale Date: 28/03/2018

Distance from Property: 827m



This report has been compiled on 03/08/2018 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

40A MERRIN CRESCENT, WONTHAGGI, VIC

Indicative selling price

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

Single Price:

\$305,000

Median sale price

Median price

\$300,000

House

X

Unit


Suburb

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
2/7 GRAHAM ST, WONTHAGGI, VIC 3995	*\$298,000	20/07/2018
2 MINERS DR, WONTHAGGI, VIC 3995	\$310,000	19/04/2018
2/18 DRYSDALE ST, WONTHAGGI, VIC 3995	\$320,000	28/03/2018