



STATEMENT OF INFORMATION

82 OXFORD WAY, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



82 OXFORD WAY, NORTH WONTHAGGI,

3 2 1

Indicative Selling Price

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

Price Range: **\$349,000 to \$349,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$310,750

01 April 2017 to 31 March 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.



94 WENTWORTH RD, NORTH WONTHAGGI,

3 2 3

Sale Price

\$325,000

Sale Date: 15/01/2018

Distance from Property: 420m



21 OXFORD WAY, NORTH WONTHAGGI, VIC

3 2 2

Sale Price

\$375,000

Sale Date: 13/01/2018

Distance from Property: 275m



6 STOREY ST, NORTH WONTHAGGI, VIC 3995

4 2 2

Sale Price

***\$350,000**

Sale Date: 02/03/2018

Distance from Property: 634m



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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

82 OXFORD WAY, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$349,000 to \$349,000

Median sale price

Median price \$310,750

House

X

Unit

Suburb

NORTH
WONTHAGGI

Period

01 April 2017 to 31 March 2018

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
94 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	\$325,000	15/01/2018
21 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	\$375,000	13/01/2018
6 STOREY ST, NORTH WONTHAGGI, VIC 3995	*\$350,000	02/03/2018