



STATEMENT OF INFORMATION

7 CAMPBELL ST, 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



7 CAMPBELL ST, WONTHAGGI, VIC 3995

4 bedrooms 1 bathroom 2 cars

Indicative Selling Price

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

Single Price: **\$269,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$279,000

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.



55 MURRAY ST, WONTHAGGI, VIC 3995

3 bedrooms 1 bathroom 1 car

Sale Price

***\$297,000**

Sale Date: 15/12/2017

Distance from Property: 701m



74 REED CRES, WONTHAGGI, VIC 3995

2 bedrooms 1 bathroom 1 car

Sale Price

***\$265,000**

Sale Date: 24/01/2018

Distance from Property: 806m



59 CAMPBELL ST, WONTHAGGI, VIC 3995

2 bedrooms 1 bathroom 4 cars

Sale Price

***\$265,000**

Sale Date: 17/01/2018

Distance from Property: 575m



This report has been compiled on 02/02/2018 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

7 CAMPBELL ST, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$269,000

Median sale price

Median price

\$279,000

House

X

Unit

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
55 MURRAY ST, WONTHAGGI, VIC 3995	*\$297,000	15/12/2017
74 REED CRES, WONTHAGGI, VIC 3995	*\$265,000	24/01/2018
59 CAMPBELL ST, WONTHAGGI, VIC 3995	*\$265,000	17/01/2018