

STATEMENT OF INFORMATION

4/62 MERRIN CRESCENT, 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



4/62 MERRIN CRESCENT, WONTHAGGI, 📛 2 🕒 1 😂 1







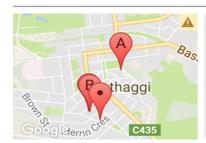
Indicative Selling Price

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

Single Price: \$219,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$256,500

01 July 2016 to 30 June 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.



6/3 BAILLIEU ST, WONTHAGGI, VIC 3995







Sale Price

\$232,500

Sale Date: 17/05/2017

Distance from Property: 755m





3/37 DUNN ST, WONTHAGGI, VIC 3995







Sale Price

\$227,000

Sale Date: 22/02/2017

Distance from Property: 175m





2/37 DUNN ST, WONTHAGGI, VIC 3995







Sale Price

\$233.000

Sale Date: 01/11/2016

Distance from Property: 192m



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	4/62 MERRIN CRESCENT, WONTHAGGI, VIC 3995
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Indicative selling price

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

Single Price:	\$219,000

Median sale price

Median price	\$256,500	House	Unit	X	Suburb	WONTHAGGI
Period	01 July 2016 to 30 June 2017		Sou	ırce		ricefinder

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
6/3 BAILLIEU ST, WONTHAGGI, VIC 3995	\$232,500	17/05/2017
3/37 DUNN ST, WONTHAGGI, VIC 3995	\$227,000	22/02/2017
2/37 DUNN ST, WONTHAGGI, VIC 3995	\$233,000	01/11/2016

