



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 PriceFor 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**

2 1 1

Sale Price**\$232,500**

Sale Date: 17/05/2017

Distance from Property: 755m

**3/37 DUNN ST, WONTHAGGI, VIC 3995**

2 1 1

Sale Price**\$227,000**

Sale Date: 22/02/2017

Distance from Property: 175m

**2/37 DUNN ST, WONTHAGGI, VIC 3995**

2 1 1

Sale Price**\$233,000**

Sale Date: 01/11/2016

Distance from Property: 192m



This report has been compiled on 25/07/2017 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

4/62 MERRIN CRESCENT, WONTHAGGI, VIC 3995

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

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
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