

STATEMENT OF INFORMATION

24 FULLER ROAD, NORTH WONTHAGGI, VIC 3995

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 FULLER ROAD, NORTH WONTHAGGI,

4 2 2

Indicative Selling Price

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

Price Range: \$610,000 to \$625,000

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$275,000

01 October 2016 to 30 September 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.



2 DELMARNI CRT, NORTH WONTHAGGI, VIC

4 2 4

Sale Price

\$555,000

Sale Date: 04/05/2017

Distance from Property: 503m



38 FULLER RD, NORTH WONTHAGGI, VIC 3995

4 2 6

Sale Price

\$710,000

Sale Date: 20/02/2017

Distance from Property: 281m



1 REGENCY DR, NORTH WONTHAGGI, VIC

5 2 5

Sale Price

***\$725,000**

Sale Date: 31/05/2017

Distance from Property: 1.2km



This report has been compiled on 20/11/2017 by Alex Scott & Staff Inverloch. 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

24 FULLER ROAD, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range:

\$610,000 to \$625,000

Median sale price

Median price

\$275,000

House

X

Unit

Suburb

NORTH WONTHAGGI

Period

01 October 2016 to 30 September 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
2 DELMARNI CRT, NORTH WONTHAGGI, VIC 3995	\$555,000	04/05/2017
38 FULLER RD, NORTH WONTHAGGI, VIC 3995	\$710,000	20/02/2017
1 REGENCY DR, NORTH WONTHAGGI, VIC 3995	*\$725,000	31/05/2017