



STATEMENT OF INFORMATION

21 NELSON STREET, NORTH WONTHAGGI, VIC

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 NELSON STREET, NORTH

-
 -
 -

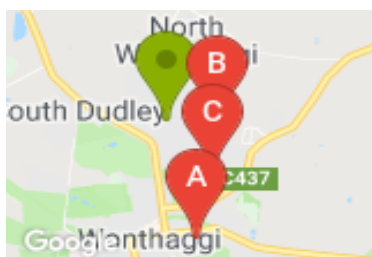
Indicative Selling Price

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

Single Price: **\$469,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$347,000

01 July 2017 to 30 June 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.



26 WATT ST, WONTHAGGI, VIC 3995

3
 1
 2

Sale Price

***\$485,000**

Sale Date: 17/05/2018

Distance from Property: 1.7km



118 WENTWORTH RD, NORTH WONTHAGGI,

4
 1
 4

Sale Price

***\$455,000**

Sale Date: 23/05/2018

Distance from Property: 649m



52 WHITE RD, NORTH WONTHAGGI, VIC 3995

3
 2
 2

Sale Price

***\$479,000**

Sale Date: 08/07/2018

Distance from Property: 939m



This report has been compiled on 17/07/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

21 NELSON STREET, NORTH WONTHAGGI, VIC

Indicative selling price

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

Single Price:

\$469,000

Median sale price

Median price

\$347,000

House

X

Unit

Suburb

NORTH WONTHAGGI

Period

01 July 2017 to 30 June 2018

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
26 WATT ST, WONTHAGGI, VIC 3995	*\$485,000	17/05/2018
118 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	*\$455,000	23/05/2018
52 WHITE RD, NORTH WONTHAGGI, VIC 3995	*\$479,000	08/07/2018