

# STATEMENT OF INFORMATION

40 LYNDHURST STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 40 LYNDHURST STREET, NORTH

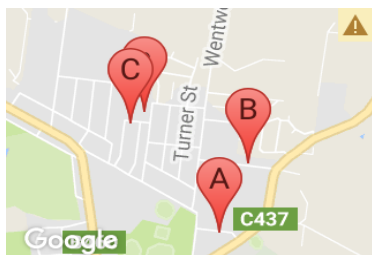
3 bedrooms, 1 bathroom, 1 car

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$277,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



### NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

**\$274,500**

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.



### 12 DARYL AVE, WONTHAGGI, VIC 3995

3 bedrooms, 2 bathrooms, 1 car

#### Sale Price

**\*\$305,000**

Sale Date: 07/09/2017

Distance from Property: 986m



### 18 STOREY ST, NORTH WONTHAGGI, VIC 3995

3 bedrooms, 1 bathroom, 1 car

#### Sale Price

**\$263,500**

Sale Date: 24/01/2017

Distance from Property: 767m



### 9 LEWIS AVE, NORTH WONTHAGGI, VIC 3995

3 bedrooms, 2 bathrooms, 2 cars

#### Sale Price

**\$250,000**

Sale Date: 13/08/2016

Distance from Property: 119m



This report has been compiled on 18/10/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

40 LYNDHURST STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$277,000

Median sale price

Median price

\$274,500

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
12 DARYL AVE, WONTHAGGI, VIC 3995	*\$305,000	07/09/2017
18 STOREY ST, NORTH WONTHAGGI, VIC 3995	\$263,500	24/01/2017
9 LEWIS AVE, NORTH WONTHAGGI, VIC 3995	\$250,000	13/08/2016