



STATEMENT OF INFORMATION

2/57 MURRAY STREET, WONTHAGGI, VIC

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

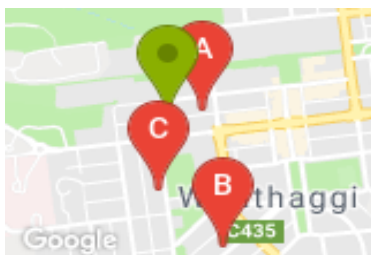
**2/57 MURRAY STREET, WONTHAGGI, VIC****3****1****1**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price:****\$369,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (Unit)

null

null

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.

**2/45 MURRAY ST, WONTHAGGI, VIC 3995****3****1****2**

Sale Price

\$415,000

Sale Date: 19/01/2018

Distance from Property: 112m

**18 HAGELTHORN ST, WONTHAGGI, VIC 3995****3****2****1**

Sale Price

\$359,000

Sale Date: 15/11/2017

Distance from Property: 497m

**16 DRYSDALE ST, WONTHAGGI, VIC 3995****2****1****1**

Sale Price

***\$359,000**

Sale Date: 26/04/2018

Distance from Property: 265m

This report has been compiled on 03/07/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

2/57 MURRAY STREET, WONTHAGGI, VIC

Indicative selling price

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

Single Price:

\$369,000

Median sale price

Median price

null

House

Unit

X

Suburb

WONTHAGGI

Period

null

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
2/45 MURRAY ST, WONTHAGGI, VIC 3995	\$415,000	19/01/2018
18 HAGELTHORN ST, WONTHAGGI, VIC 3995	\$359,000	15/11/2017
16 DRYSDALE ST, WONTHAGGI, VIC 3995	*\$359,000	26/04/2018