

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

14 CANARY WAY, NORTH WONTHAGGI, VIC 3995

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

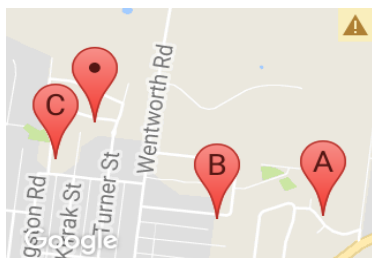
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**14 CANARY WAY, NORTH WONTHAGGI,****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$475,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**NORTH WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

\$272,500

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.

**14 CAMBRIDGE WAY, NORTH WONTHAGGI,**

Sale Price

***\$499,000**

Sale Date: 08/08/2017

Distance from Property: 809m

**26 OXFORD WAY, NORTH WONTHAGGI, VIC**

Sale Price

***\$480,000**

Sale Date: 30/10/2017

Distance from Property: 523m

**4 NORTH VIEW DR, NORTH WONTHAGGI, VIC**

Sale Price

***\$487,000**

Sale Date: 01/11/2017

Distance from Property: 181m

**This report has been compiled on 06/11/2017 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

14 CANARY WAY, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$475,000

Median sale price

Median price \$272,500

House

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
14 CAMBRIDGE WAY, NORTH WONTHAGGI, VIC 3995	*\$499,000	08/08/2017
26 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$480,000	30/10/2017
4 NORTH VIEW DR, NORTH WONTHAGGI, VIC 3995	*\$487,000	01/11/2017