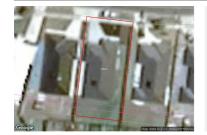






## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 13 OBRIEN CIRCUIT, NORTH WONTHAGGI, 4 🕒 2 😂 -





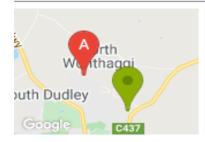


**Indicative Selling Price** 

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

Single Price: \$485,000

### **MEDIAN SALE PRICE**



## NORTH WONTHAGGI, VIC, 3995

**Suburb Median Sale Price (House)** 

\$389,000

01 January 2019 to 31 December 2019

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



## 90 GRIFFITHS ST, NORTH WONTHAGGI, VIC







**Sale Price** 

\*\$480,000

Sale Date: 08/01/2020

Distance from Property: 1.5km





## CIVIC WAY, WONTHAGGI, VIC 3995







Sale Price

**\*\$475,000** 

Sale Date: 12/12/2019

Distance from Property: 450m

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

13 OBRIEN CIRCUIT, NORTH WONTHAGGI, VIC 3995

#### Indicative selling price

Eartha magning	of this prior	e see consumer.vic.g	ov outundorauotina
roi lile illealillo	OI HIIS DITCE	e see consumer.vic.u	ov.au/unueruuolinu

Single Price: \$485,000	Single Price:
-------------------------	---------------

### Median sale price

Median price	\$389,000	Property type	House	Suburi	NORTH WONTHAGGI
Period	01 January 2019 to 31 December 2019		Source		pricefinder

#### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
90 GRIFFITHS ST, NORTH WONTHAGGI, VIC 3995	*\$480,000	08/01/2020
CIVIC WAY, WONTHAGGI, VIC 3995	*\$475,000	12/12/2019

This Statement of Information was prepared on:

06/02/2020

