



STATEMENT OF INFORMATION

175 LOWER POWLETT ROAD, WONTHAGGI, VIC 3995

PREPARED BY SHAUN SILVER, ALEX SCOTT WONTHAGGI

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



175 LOWER POWLETT ROAD,

6 3 3

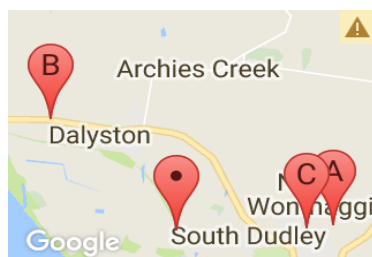
Indicative Selling Price

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

Single Price: \$685,000

Provided by: Shaun Silver, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$285,500

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.



1 REGENCY DR, NORTH WONTHAGGI, VIC

5 2 5

Sale Price

***\$725,000**

Sale Date: 31/05/2017

Distance from Property: 4km



3965 BASS HWY, KILCUNDA, VIC 3995

4 2 6

Sale Price

\$735,000

Sale Date: 12/05/2017

Distance from Property: 4.6km



2 DELMARNI CRT, NORTH WONTHAGGI, VIC

4 2 4

Sale Price

\$555,000

Sale Date: 04/05/2017

Distance from Property: 3.4km



This report has been compiled on 20/10/2017 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

175 LOWER POWLETT ROAD, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$685,000

Median sale price

Median price

\$285,500

House

X

Unit


Suburb

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
1 REGENCY DR, NORTH WONTHAGGI, VIC 3995	*\$725,000	31/05/2017
3965 BASS HWY, KILCUNDA, VIC 3995	\$735,000	12/05/2017
2 DELMARNI CRT, NORTH WONTHAGGI, VIC 3995	\$555,000	04/05/2017