



# STATEMENT OF INFORMATION

22 HULL STREET, SOUTH DUDLEY, VIC 3995

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

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 HULL STREET, SOUTH DUDLEY, VIC**

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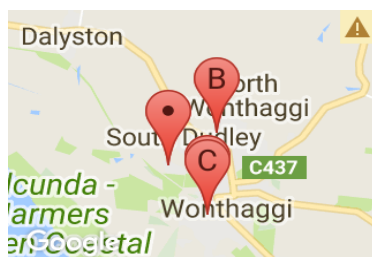
**Indicative Selling Price**

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

**Single Price: \$349,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



**SOUTH DUDLEY, VIC, 3995**

**Suburb Median Sale Price (House)**

**\$253,500**

01 April 2017 to 31 March 2018

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.



**25 CAMERON ST, WONTHAGGI, VIC 3995**

3 1 3

**Sale Price**

**\*\$356,000**

Sale Date: 28/03/2018

Distance from Property: 1.6km



**9 MOREY ST, NORTH WONTHAGGI, VIC 3995**

3 2 2

**Sale Price**

**\$369,000**

Sale Date: 14/03/2018

Distance from Property: 1.6km



**33 CAMERON ST, WONTHAGGI, VIC 3995**

2 1 4

**Sale Price**

**\$360,000**

Sale Date: 19/03/2018

Distance from Property: 1.7km



This report has been compiled on 16/06/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - [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

22 HULL STREET, SOUTH DUDLEY, 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: \$349,000

Median sale price

Median price

\$253,500

House

X

Unit


Suburb

SOUTH DUDLEY

Period

01 April 2017 to 31 March 2018

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
25 CAMERON ST, WONTHAGGI, VIC 3995	*\$356,000	28/03/2018
9 MOREY ST, NORTH WONTHAGGI, VIC 3995	\$369,000	14/03/2018
33 CAMERON ST, WONTHAGGI, VIC 3995	\$360,000	19/03/2018