

STATEMENT OF INFORMATION

16 EASTON STREET, WONTHAGGI, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 EASTON STREET, WONTHAGGI, VIC

2 bedrooms, 1 bathroom, 1 car space

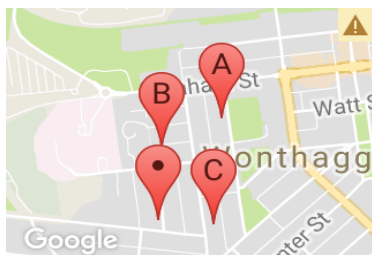
Indicative Selling Price

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

Single Price: **\$240,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$258,500

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.



1/10 DRYSDALE ST, WONTHAGGI, VIC 3995

2 bedrooms, 1 bathroom, 1 car space

Sale Price

***\$284,000**

Sale Date: 05/10/2017

Distance from Property: 413m



3/44 BAILLIEU ST, WONTHAGGI, VIC 3995

2 bedrooms, 1 bathroom, 1 car space

Sale Price

\$258,000

Sale Date: 08/04/2017

Distance from Property: 254m



2/39 CAMERON ST, WONTHAGGI, VIC 3995

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$285,000

Sale Date: 20/09/2017

Distance from Property: 179m



This report has been compiled on 23/11/2017 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

16 EASTON STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$240,000

Median sale price

Median price

\$258,500

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
1/10 DRYSDALE ST, WONTHAGGI, VIC 3995	*\$284,000	05/10/2017
3/44 BAILLIEU ST, WONTHAGGI, VIC 3995	\$258,000	08/04/2017
2/39 CAMERON ST, WONTHAGGI, VIC 3995	\$285,000	20/09/2017