



STATEMENT OF INFORMATION

81 WENTWORTH ROAD, 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



81 WENTWORTH ROAD, NORTH

3 2 2

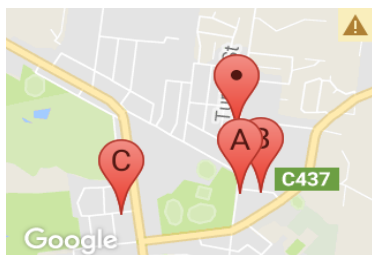
Indicative Selling Price

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

Single Price: **\$300,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$299,000

01 January 2017 to 31 December 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.



48 WENTWORTH RD, WONTHAGGI, VIC 3995

3 2 1

Sale Price

***\$330,000**

Sale Date: 02/10/2017

Distance from Property: 451m



12 DARYL AVE, WONTHAGGI, VIC 3995

3 2 1

Sale Price

\$305,000

Sale Date: 04/09/2017

Distance from Property: 472m



3 POPLAR ST, WONTHAGGI, VIC 3995

3 2 4

Sale Price

\$309,000

Sale Date: 16/08/2017

Distance from Property: 959m



This report has been compiled on 16/02/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

81 WENTWORTH ROAD, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$300,000

Median sale price

Median price

\$299,000

House

X

Unit

Suburb

NORTH WONTHAGGI

Period

01 January 2017 to 31 December 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
48 WENTWORTH RD, WONTHAGGI, VIC 3995	*\$330,000	02/10/2017
12 DARYL AVE, WONTHAGGI, VIC 3995	\$305,000	04/09/2017
3 POPLAR ST, WONTHAGGI, VIC 3995	\$309,000	16/08/2017