

STATEMENT OF INFORMATION

1 WILLIAMSONS WALK, 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



1 WILLIAMSONS WALK, WONTHAGGI, VIC 🕮 - 🕒 -







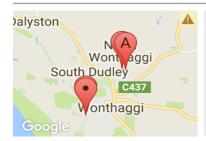
Indicative Selling Price

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

Single Price: \$495,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$279,000

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.



64 TURNER ST, NORTH WONTHAGGI, VIC







Sale Price

\$489,000

Sale Date: 07/02/2017

Distance from Property: 3.3km





10 CUTTLERS CCT, WONTHAGGI, VIC 3995









Sale Price

\$490,000

Sale Date: 18/02/2017

Distance from Property: 132m





4 CANARY WAY, NORTH WONTHAGGI, VIC







Sale Price

*\$520,000

Sale Date: 06/11/2017

Distance from Property: 3.2km



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	1 WILLIAMSONS WALK, WONTHAGGI, VIC 3995
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Indicative selling price

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

Single Price:	\$495,000

Median sale price

Median price	\$279,000	House	X	Unit		Suburb	WONTHAGGI	
Period	01 January 2017 to 31 December 2017			Source	се	P	ricefinder	

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
64 TURNER ST, NORTH WONTHAGGI, VIC 3995	\$489,000	07/02/2017
10 CUTTLERS CCT, WONTHAGGI, VIC 3995	\$490,000	18/02/2017
4 CANARY WAY, NORTH WONTHAGGI, VIC 3995	*\$520,000	06/11/2017