





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 34 NORTH VIEW DRIVE, NORTH





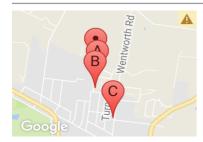


**Indicative Selling Price** 

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

Single Price: \$539,000

### **MEDIAN SALE PRICE**



## **NORTH WONTHAGGI, VIC, 3995**

**Suburb Median Sale Price (House)** 

\$293,000

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.



4 CANARY WAY, NORTH WONTHAGGI, VIC







Sale Price

\*\$520,000

Sale Date: 06/11/2017

Distance from Property: 169m





4 NORTH VIEW DR, NORTH WONTHAGGI, VIC 🕮 4 🕒 2







Sale Price

\*\$487,000

Sale Date: 01/11/2017

Distance from Property: 318m





93 WENTWORTH RD, NORTH WONTHAGGI,







**Sale Price** 

\$510,000

Sale Date: 18/07/2017

Distance from Property: 776m



# 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	34 NORTH VIEW DRIVE, NORTH WONTHAGGI, VIC 3995
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#### Indicative selling price

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

Single Price:	\$539,000

### Median sale price

Median price	\$293,000	House	Χ	Unit	Suburb	NORTH WONTHAGGI
Period	01 January 2017 to 31 December 2017		Source	p	pricefinder	

### 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
4 CANARY WAY, NORTH WONTHAGGI, VIC 3995	*\$520,000	06/11/2017
4 NORTH VIEW DR, NORTH WONTHAGGI, VIC 3995	*\$487,000	01/11/2017
93 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	\$510,000	18/07/2017