

# STATEMENT OF INFORMATION

33 CAPE PATERSON ROAD, WONTHAGGI, VIC 3995

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



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**33 CAPE PATERSON ROAD, WONTHAGGI,** - - -

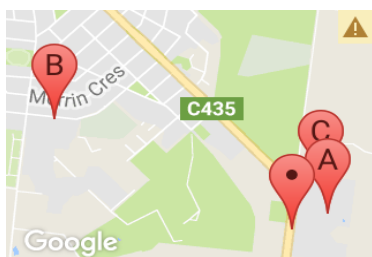
### Indicative Selling Price

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

Single Price: **\$789,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$282,000**

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.



**26 BOYD ST, WONTHAGGI, VIC 3995**

6 3 6

Sale Price

**\*\$611,500**

Sale Date: 05/10/2017

Distance from Property: 257m



**115 REED CRES, WONTHAGGI, VIC 3995**

3 2 2

Sale Price

**\$490,000**

Sale Date: 27/03/2017

Distance from Property: 1.7km



**6 BOYD ST, WONTHAGGI, VIC 3995**

- - -

Sale Price

**\$549,000**

Sale Date: 03/08/2016

Distance from Property: 364m



This report has been compiled on 07/12/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - [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

33 CAPE PATERSON ROAD, WONTHAGGI, 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:

\$789,000

### Median sale price

Median price

\$282,000

House

Unit

Suburb

WONTHAGGI

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### 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
26 BOYD ST, WONTHAGGI, VIC 3995	*\$611,500	05/10/2017
115 REED CRES, WONTHAGGI, VIC 3995	\$490,000	27/03/2017
6 BOYD ST, WONTHAGGI, VIC 3995	\$549,000	03/08/2016