

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

55 BILLSON STREET, 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

PROPERTY LEASED
MORE WANTED!**ALEX SCOTT
AND STAFF**

Est. 1886

CALL TODAY: 5672 1911

55 BILLSON STREET, WONTHAGGI, VIC

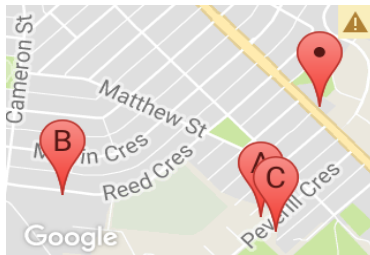
4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$459,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

\$288,000

01 July 2016 to 30 June 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.

**34 PEVERILL CRES, WONTHAGGI, VIC 3995**

4 2 4

Sale Price

\$445,000

Sale Date: 16/01/2017

Distance from Property: 437m

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

3 2 2

Sale Price

\$490,000

Sale Date: 27/03/2017

Distance from Property: 889m

**37 PEVERILL CRES, WONTHAGGI, VIC 3995**

3 2 2

Sale Price

\$450,000

Sale Date: 04/04/2016

Distance from Property: 467m



This report has been compiled on 15/09/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

55 BILLSON STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$459,000

Median sale price

Median price

\$288,000

House

Unit

Suburb

WONTHAGGI

Period

01 July 2016 to 30 June 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
34 PEVERILL CRES, WONTHAGGI, VIC 3995	\$445,000	16/01/2017
115 REED CRES, WONTHAGGI, VIC 3995	\$490,000	27/03/2017
37 PEVERILL CRES, WONTHAGGI, VIC 3995	\$450,000	04/04/2016