

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

46 LYNNES ROAD, ST CLAIR, VIC

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

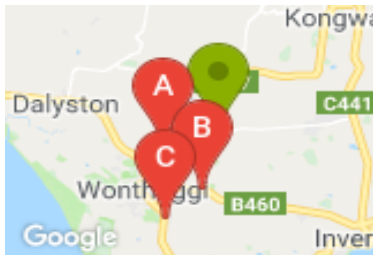
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**46 LYNNES ROAD, ST CLAIR, VIC****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$790,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**ST CLAIR, VIC, 3995**

Suburb Median Sale Price (Other)

\$900,000

01 July 2017 to 30 June 2018

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.

**1 REGENCY DR, NORTH WONTHAGGI, VIC**

Sale Price

***\$725,000**

Sale Date: 31/05/2017

Distance from Property: 3km

**5296 BASS HWY, WONTHAGGI, VIC 3995**

Sale Price

\$805,000

Sale Date: 15/01/2018

Distance from Property: 3.3km

**33 CAPE PATERSON RD, WONTHAGGI, VIC**

Sale Price

\$759,000

Sale Date: 23/02/2018

Distance from Property: 5.6km

**This report has been compiled on 12/07/2018 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

46 LYNNES ROAD, ST CLAIR, VIC

Indicative selling price

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

Single Price:

\$790,000

Median sale price

Median price

\$900,000

House

Unit

Suburb

ST CLAIR

Period

01 July 2017 to 30 June 2018

Source

 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
1 REGENCY DR, NORTH WONTHAGGI, VIC 3995	*\$725,000	31/05/2017
5296 BASS HWY, WONTHAGGI, VIC 3995	\$805,000	15/01/2018
33 CAPE PATERSON RD, WONTHAGGI, VIC 3995	\$759,000	23/02/2018