

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# **STATEMENT OF INFORMATION**

26 OXFORD WAY, NORTH WONTHAGGI, VIC 3995

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

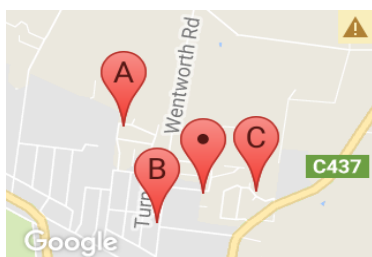
## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**26 OXFORD WAY, NORTH WONTHAGGI,****Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$495,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

## MEDIAN SALE PRICE

**NORTH WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$270,000**

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.

**30 NORTH VIEW DR, NORTH WONTHAGGI,**

Sale Price

**\*\$535,000**

Sale Date: 09/04/2017

Distance from Property: 698m

**93 WENTWORTH RD, NORTH WONTHAGGI,**

Sale Price

**\*\$510,000**

Sale Date: 20/07/2017

Distance from Property: 361m

**14 CAMBRIDGE WAY, NORTH WONTHAGGI,**

Sale Price

**\*\$499,000**

Sale Date: 08/08/2017

Distance from Property: 343m

**This report has been compiled on 12/08/2017 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

26 OXFORD WAY, NORTH 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: \$495,000

### Median sale price

Median price

\$270,000

House

Unit

Suburb

NORTH  
WONTHAGGI

Period

01 July 2016 to 30 June 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
30 NORTH VIEW DR, NORTH WONTHAGGI, VIC 3995	*\$535,000	09/04/2017
93 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	*\$510,000	20/07/2017
14 CAMBRIDGE WAY, NORTH WONTHAGGI, VIC 3995	*\$499,000	08/08/2017