

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

47 CAMPBELL 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

47 CAMPBELL STREET, WONTHAGGI, VIC  3  1  4**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$255,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

\$285,500

01 April 2016 to 31 March 2017

Provided by: 

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.

**5 EASTON ST, WONTHAGGI, VIC 3995** 3  2  2

Sale Price

\$260,000

Sale Date: 31/03/2017

Distance from Property: 396m

**39 BROOME CRES, WONTHAGGI, VIC 3995** 3  1  2

Sale Price

***\$259,000**

Sale Date: 05/05/2017

Distance from Property: 1.1km

**88 MERRIN CRES, WONTHAGGI, VIC 3995** 2  1  1

Sale Price

\$270,000

Sale Date: 20/09/2016

Distance from Property: 866m

**This report has been compiled on 22/06/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

47 CAMPBELL STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$255,000

Median sale price

Median price

\$285,500

House

Unit

Suburb

WONTHAGGI

Period

01 April 2016 to 31 March 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 |
|-------------------------------------|------------|--------------|
| 5 EASTON ST, WONTHAGGI, VIC 3995 | \$260,000 | 31/03/2017 |
| 39 BROOME CRES, WONTHAGGI, VIC 3995 | *\$259,000 | 05/05/2017 |
| 88 MERRIN CRES, WONTHAGGI, VIC 3995 | \$270,000 | 20/09/2016 |