

# 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







**Indicative Selling Price** 

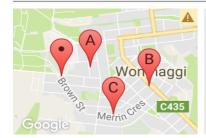
For the meaning of this price see consumer.vic.au/underquoting

\$255,000

**Single Price:** 

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: **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.



# **5 EASTON ST, WONTHAGGI, VIC 3995**







Sale Price

\$260,000

Sale Date: 31/03/2017

Distance from Property: 396m



39 BROOME CRES, WONTHAGGI, VIC 3995







Sale Price

\*\$259,000

Sale Date: 05/05/2017

Distance from Property: 1.1km



88 MERRIN CRES, WONTHAGGI, VIC 3995







**Sale Price** 

\$270,000

Sale Date: 20/09/2016

Distance from Property: 866m



# 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
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# 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 X	Unit	Suburb	WONTHAGGI
Period	01 April 2016 to 31 March 2017		Source	p	ricefinder

#### 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

