

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# **STATEMENT OF INFORMATION**

14 LONGSTAFF STREET, 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



### 14 LONGSTAFF STREET, NORTH

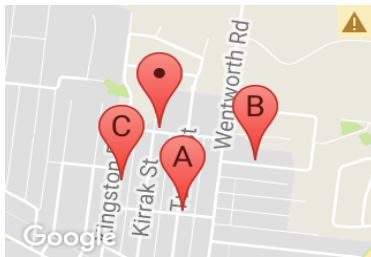
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#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$369,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



### NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

**\$293,000**

01 January 2017 to 31 December 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.



### 26 TURNER ST, NORTH WONTHAGGI, VIC

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Sale Price

**\*\$395,000**

Sale Date: 14/11/2017

Distance from Property: 304m



### 7 OXFORD WAY, NORTH WONTHAGGI, VIC

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Sale Price

**\$350,000**

Sale Date: 08/06/2017

Distance from Property: 333m



### 24 KINGSTON RD, NORTH WONTHAGGI, VIC

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Sale Price

**\$367,000**

Sale Date: 20/04/2017

Distance from Property: 221m

**This report has been compiled on 09/01/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - [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

14 LONGSTAFF STREET, 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:

\$369,000

### Median sale price

Median price

\$293,000

House

Unit

Suburb

NORTH  
WONTHAGGI

Period

01 January 2017 to 31 December  
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
26 TURNER ST, NORTH WONTHAGGI, VIC 3995	*\$395,000	14/11/2017
7 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	\$350,000	08/06/2017
24 KINGSTON RD, NORTH WONTHAGGI, VIC 3995	\$367,000	20/04/2017