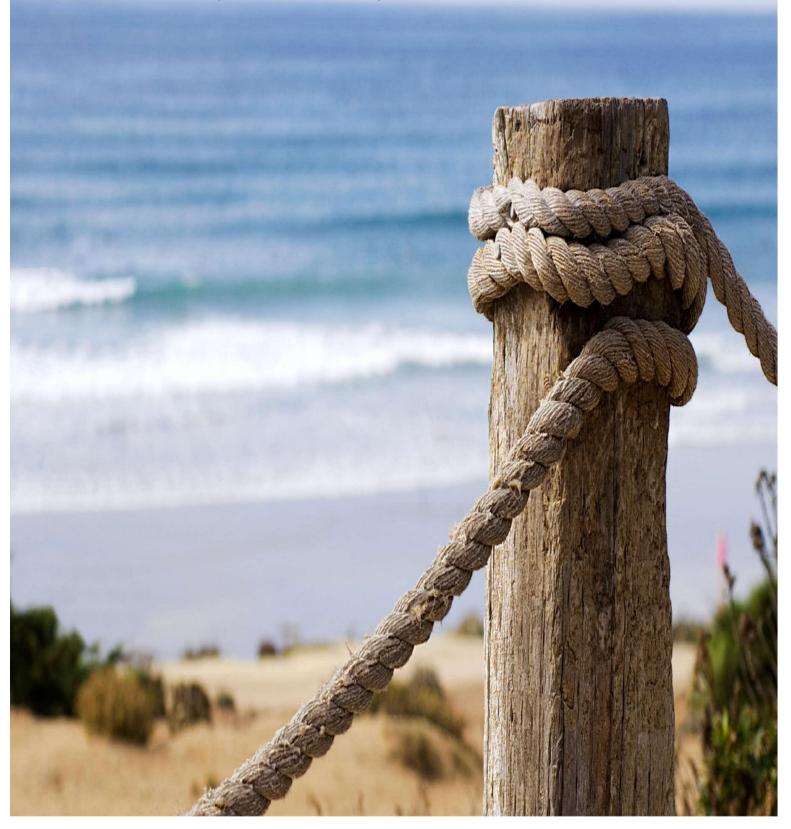
STATEMENT OF INFORMATION

3 DELMARNI COURT, NORTH WONTHAGGI, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 DELMARNI COURT, NORTH







Indicative Selling Price

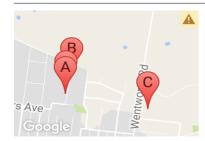
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$220,000 to \$240,000

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$258,000

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.



2 DELMARNI CRT, NORTH WONTHAGGI, VIC







Sale Price

Price Withheld

Sale Date: 10/05/2017

Distance from Property: 41m





9 DELMARNI CRT, NORTH WONTHAGGI, VIC







Sale Price

\$599,000

Sale Date: 18/01/2017

Distance from Property: 101m





142 WENTWORTH RD, NORTH WONTHAGGI,









Sale Price

Price Withheld

Sale Date: 05/04/2017

Distance from Property: 548m



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	3 DELMARNI COURT, NORTH WONTHAGGI, VIC 3995
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Indicative selling price

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

Price Range: \$220,000 to \$240,000

Median sale price

Median price	\$258,000	House	Unit	Suburb	NORTH WONTHAGGI
Period	01 July 2016 to 30 June 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
2 DELMARNI CRT, NORTH WONTHAGGI, VIC 3995	Price Withheld	10/05/2017
9 DELMARNI CRT, NORTH WONTHAGGI, VIC 3995	\$599,000	18/01/2017
142 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	Price Withheld	05/04/2017

