

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

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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

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Sale Price

Price Withheld

Sale Date: 10/05/2017

Distance from Property: 41m



9 DELMARNI CRT, NORTH WONTHAGGI, VIC

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Sale Price

\$599,000

Sale Date: 18/01/2017

Distance from Property: 101m



142 WENTWORTH RD, NORTH WONTHAGGI,

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Sale Price

Price Withheld

Sale Date: 05/04/2017

Distance from Property: 548m

**This report has been compiled on 05/07/2017 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

3 DELMARNI COURT, NORTH WONTHAGGI, VIC 3995

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

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
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