

# STATEMENT OF INFORMATION

3 LYNDHURST STREET, 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 LYNDHURST STREET, NORTH

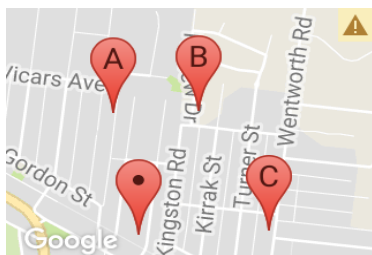
3 2 2

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$475,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



### NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

**\$310,750**

01 April 2017 to 31 March 2018

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.



### 38 NELSON ST, NORTH WONTHAGGI, VIC

3 2 4

Sale Price

**\*\$440,000**

Sale Date: 27/02/2018

Distance from Property: 442m



### 4 NORTH VIEW DR, NORTH WONTHAGGI, VIC

4 2 2

Sale Price

**\*\$487,000**

Sale Date: 01/11/2017

Distance from Property: 480m



### 93 WENTWORTH RD, NORTH WONTHAGGI,

4 2 2

Sale Price

**\$510,000**

Sale Date: 18/07/2017

Distance from Property: 422m



This report has been compiled on 13/04/2018 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

3 LYNDHURST 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: \$475,000

### Median sale price

Median price \$310,750

House

Unit

Suburb

NORTH  
WONTHAGGI

Period 01 April 2017 to 31 March 2018

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
38 NELSON ST, NORTH WONTHAGGI, VIC 3995	*\$440,000	27/02/2018
4 NORTH VIEW DR, NORTH WONTHAGGI, VIC 3995	*\$487,000	01/11/2017
93 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	\$510,000	18/07/2017