

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

40 LYNDHURST 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

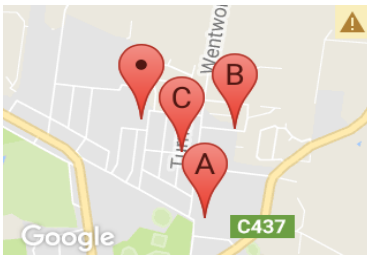
**40 LYNDHURST STREET, NORTH**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$374,000**

Provided by: Cal Nation, 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.

**46 WHITE RD, NORTH WONTHAGGI, VIC 3995**

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Sale Price

***\$369,000**

Sale Date: 06/02/2018

Distance from Property: 813m

**21 OXFORD WAY, NORTH WONTHAGGI, VIC**

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Sale Price

\$375,000

Sale Date: 13/01/2018

Distance from Property: 607m

**26 TURNER ST, NORTH WONTHAGGI, VIC**

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Sale Price

\$395,000

Sale Date: 27/10/2017

Distance from Property: 351m

**This report has been compiled on 14/04/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

40 LYNDHURST STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$374,000

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
46 WHITE RD, NORTH WONTHAGGI, VIC 3995	*\$369,000	06/02/2018
21 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	\$375,000	13/01/2018
26 TURNER ST, NORTH WONTHAGGI, VIC 3995	\$395,000	27/10/2017