

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/5 CYCLONE STREET, WONTHAGGI, VIC



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$420,000 to \$460,000**

Provided by: Danny Crellin , Ray White Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Industrial)

\$450,000

01 January 2023 to 31 December 2023

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.



3/5 CYCLONE ST, WONTHAGGI, VIC 3995



Sale Price

\$490,000

Sale Date: 05/08/2021

Distance from Property: 37m



1/5 CYCLONE ST, WONTHAGGI, VIC 3995



Sale Price

\$490,000

Sale Date: 12/08/2021

Distance from Property: 34m



2/5 CYCLONE ST, WONTHAGGI, VIC 3995



Sale Price

\$490,000

Sale Date: 11/10/2021

Distance from Property: 32m



This report has been compiled on 11/01/2024 by Ray White Wonthaggi. Property Data Solutions Pty Ltd 2024 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

6/5 CYCLONE STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$420,000 to \$460,000

Median sale price

Median price

\$450,000

Property type

Industrial

Suburb

WONTHAGGI

Period

01 January 2023 to 31 December 2023

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

3/5 CYCLONE ST, WONTHAGGI, VIC 3995	\$490,000	05/08/2021
1/5 CYCLONE ST, WONTHAGGI, VIC 3995	\$490,000	12/08/2021
2/5 CYCLONE ST, WONTHAGGI, VIC 3995	\$490,000	11/10/2021

This Statement of Information was prepared on:

11/01/2024