STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/5 CYCLONE STREET, WONTHAGGI, VIC 📇 - 🖾 -

Indicative Selling Price

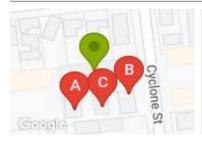
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$420,000 to \$460,000

Provided by: Danny Crellin , Ray White Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Industrial)

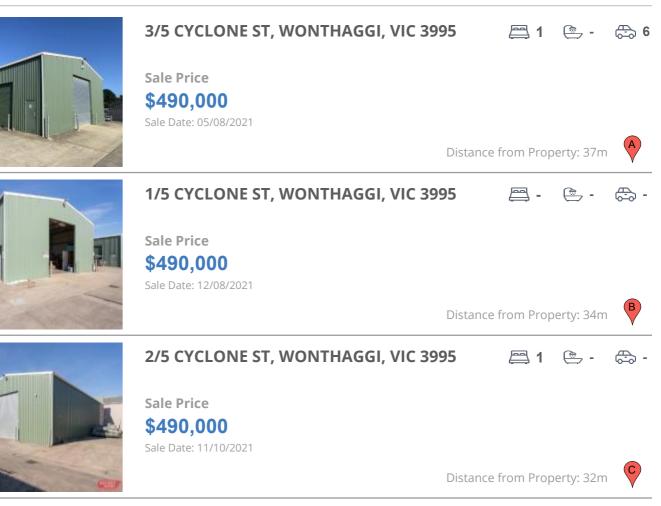
\$450,000

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.



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

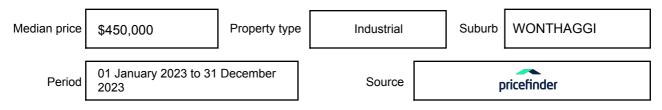
Indicative selling price

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

Price Range:

\$420,000 to \$460,000

Median sale price



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

11/01/2024

