

STATEMENT OF INFORMATION

1505 KORUMBURRA-WONTHAGGI ROAD, KONGWAK, VIC 3951

PREPARED BY ALEX SCOTT & STAFF INVERLOCH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



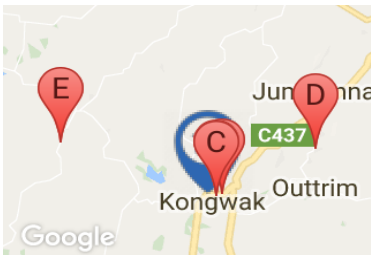
1505 KORUMBURRA-WONTHAGGI ROAD, 2 1 -

Indicative Selling Price

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

\$300,000 to \$330,000

SUBURB MEDIAN



KONGWAK, VIC, 3951

Suburb Median Sale Price (House)

01 October 2016 to 31 March 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.



6 WILLIAMS ST, KONGWAK, VIC 3951

3 1 -

Sale Price

***\$285,200**

Sale Date: 21/02/2017

Distance from Property: 431m



1434 KORUMBURRA-WONTHAGGI RD,

4 2 4

Sale Price

\$387,002

Sale Date: 17/09/2016

Distance from Property: 716m



12 WILLIAMS ST, KONGWAK, VIC 3951

2 1 1

Sale Price

Price Withheld

Sale Date: 13/03/2017

Distance from Property: 453m



This report has been compiled on 23/05/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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11 HEGARTY ST, OUTTRIM, VIC 3951

 2  2  8

Sale Price

\$562,347

Sale Date: 28/12/2016

Distance from Property: 6.1km



1827 LOCH-WONTHAGGI RD, RYANSTON, VIC

 4  1  2

Sale Price

\$489,000

Sale Date: 11/09/2016

Distance from Property: 8.2km



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

1505 KORUMBURRA-WONTHAGGI ROAD, KONGWAK, VIC 3951

Indicative selling price

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

Single Price / Range

\$300,000 to \$330,000

Median sale price

Median price

House

X

Unit

Suburb

KONGWAK

Period

01 October 2016 to 31 March 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
6 WILLIAMS ST, KONGWAK, VIC 3951	*\$285,200	21/02/2017
1434 KORUMBURRA-WONTHAGGI RD, KONGWAK, VIC 3951	\$387,002	17/09/2016
12 WILLIAMS ST, KONGWAK, VIC 3951	Price Withheld	13/03/2017
11 HEGARTY ST, OUTTRIM, VIC 3951	\$562,347	28/12/2016

1827 LOCH-WONTHAGGI RD, RYANSTON, VIC 3992	\$489,000	11/09/2016
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