





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 DUNN STREET, WONTHAGGI, VIC 3995 🕮 3 🕒 1







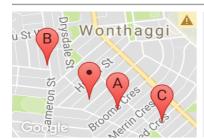
Indicative Selling Price

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

Single Price: \$275,000

Provided by: Phil Hanley, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$288,000

01 July 2016 to 30 June 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.



63 BROOME CRES, WONTHAGGI, VIC 3995







Sale Price

*\$280,000

Sale Date: 02/08/2017

Distance from Property: 197m





28 CAMERON ST, WONTHAGGI, VIC 3995









Sale Price

\$300,000

Sale Date: 17/04/2017

Distance from Property: 367m





65 REED CRES, WONTHAGGI, VIC 3995







Sale Price

*\$315.000

Sale Date: 26/06/2017

Distance from Property: 496m



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	46 DUNN STREET, WONTHAGGI, VIC 3995
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Indicative selling price

For the meaning of this	price see consumer.vic.gov.au/unde	rquoting
Single Price:	\$275.000	

Median sale price

Median price	\$288,000	House	Unit	Suburb	WONTHAGGI
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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
63 BROOME CRES, WONTHAGGI, VIC 3995	*\$280,000	02/08/2017
28 CAMERON ST, WONTHAGGI, VIC 3995	\$300,000	17/04/2017
65 REED CRES, WONTHAGGI, VIC 3995	*\$315,000	26/06/2017

