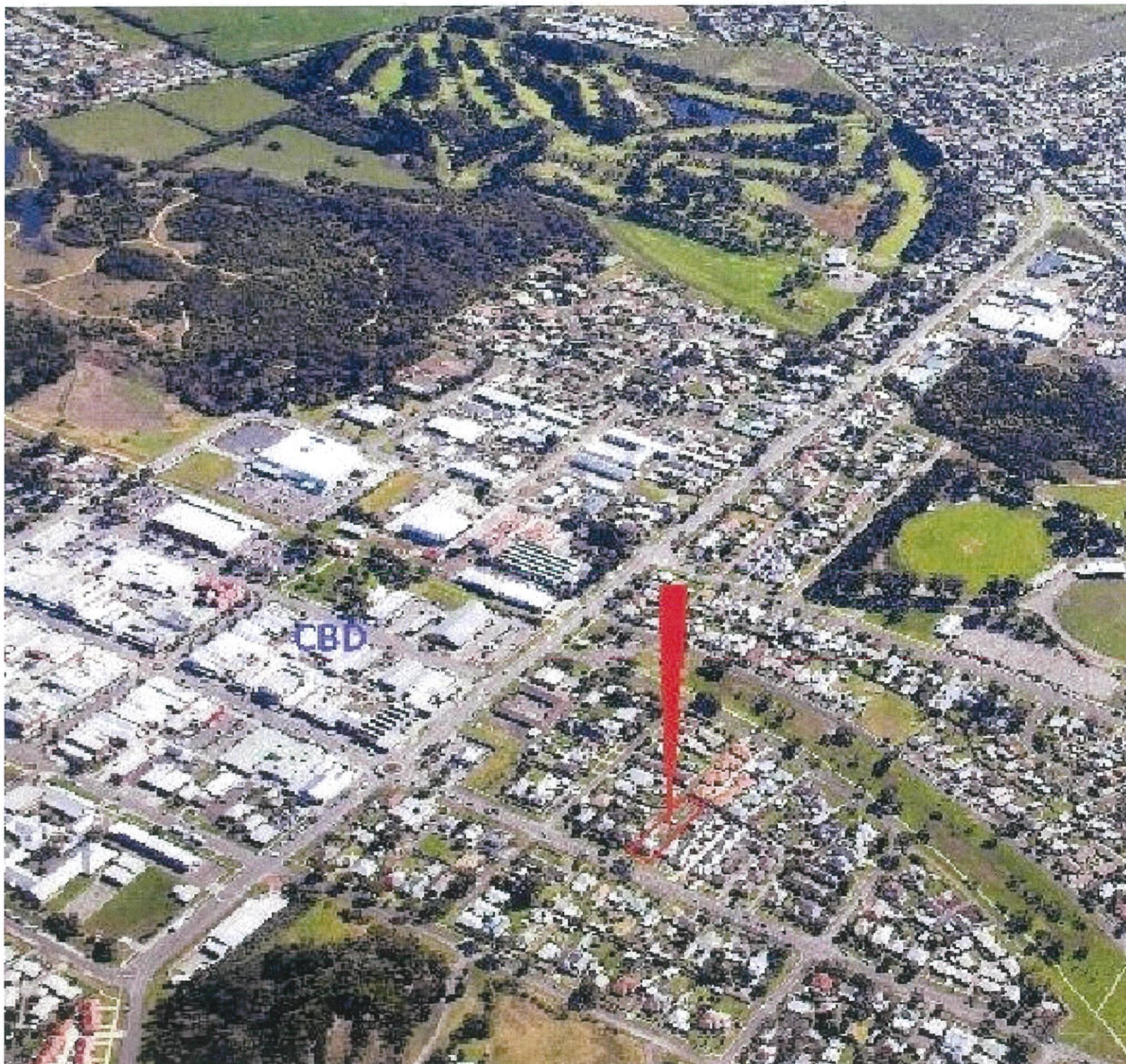




## STATEMENT OF INFORMATION

30 GRAHAM STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30 GRAHAM STREET, WONTHAGGI, VIC**

2 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$430,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

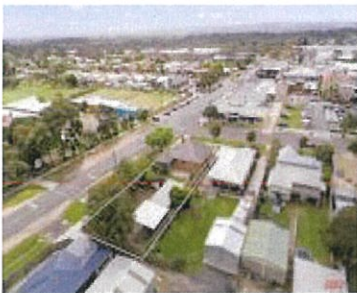
**\$280,000**

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.



**85 WATT ST, WONTHAGGI, VIC 3995**

2 1 3

Sale Price

**\$380,000**

Sale Date: 01/12/2017

Distance from Property: 656m



**25 CAMERON ST, WONTHAGGI, VIC 3995**

3 1 3

Sale Price

**\*\$356,000**

Sale Date: 28/03/2018

Distance from Property: 1km



**7 MATTHEW ST, WONTHAGGI, VIC 3995**

3 1 2

Sale Price

**\$329,000**

Sale Date: 19/02/2018

Distance from Property: 1.2km



This report has been compiled on 20/04/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

30 GRAHAM STREET, WONTHAGGI, VIC 3995

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$430,000

### Median sale price

Median price

\$280,000

House

X

Unit

Suburb

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 |
|------------------------------------|------------|--------------|
| 85 WATT ST, WONTHAGGI, VIC 3995    | \$380,000  | 01/12/2017   |
| 25 CAMERON ST, WONTHAGGI, VIC 3995 | *\$356,000 | 28/03/2018   |
| 7 MATTHEW ST, WONTHAGGI, VIC 3995  | \$329,000  | 19/02/2018   |