

STATEMENT OF INFORMATION

217 GRAHAM STREET, WONTHAGGI, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



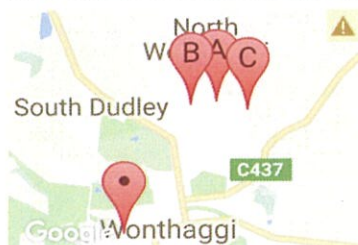
217 GRAHAM STREET, WONTHAGGI, VIC 3 1 1

Indicative Selling Price

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

Price Range: **\$360,000 to \$360,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$287,000

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.



8 CANARY WAY, NORTH WONTHAGGI, VIC 3 2 2

Sale Price

***\$375,000**

Sale Date: 27/07/2017

Distance from Property: 2.3km



9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3 2 2

Sale Price

***\$379,000**

Sale Date: 06/07/2017

Distance from Property: 2.1km



66 OXFORD WAY, NORTH WONTHAGGI, VIC 3 2 2

Sale Price

\$350,000

Sale Date: 20/12/2016

Distance from Property: 2.5km



This report has been compiled on 30/08/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 217 GRAHAM STREET, WONTHAGGI, VIC 3995


Indicative selling price

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

Price Range: \$360,000 to \$360,000

Median sale price

Median price \$287,000 House ☒ Unit ☐ Suburb WONTHAGGI

Period 01 July 2016 to 30 June 2017 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
8 CANARY WAY, NORTH WONTHAGGI, VIC 3995	*\$375,000	27/07/2017
9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995	*\$379,000	06/07/2017
66 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	\$350,000	20/12/2016