

# STATEMENT OF INFORMATION

6 LOUGHRAN DRIVE, WONTHAGGI, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 LOUGHRAN DRIVE, WONTHAGGI, VIC**

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**Indicative Selling Price**

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

**Single Price: \$555,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

**Suburb Median Sale Price (Industrial)**

**\$310,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**36 INVERLOCH RD, WONTHAGGI, VIC 3995**

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**Sale Price**

**\$449,000**

Sale Date: 09/03/2018

Distance from Property: 187m



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	6 LOUGHRAN DRIVE, WONTHAGGI, VIC 3995
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Indicative selling price

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

Single Price:	\$555,000
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Median sale price

Median price	\$310,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	WONTHAGGI
Period	01 April 2017 to 31 March 2018		Source				

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
36 INVERLOCH RD, WONTHAGGI, VIC 3995	\$449,000	09/03/2018