

# STATEMENT OF INFORMATION

2/24 POPLAR STREET, WONTHAGGI, VIC 3995

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



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/24 POPLAR STREET, WONTHAGGI, VIC**

2 1 1

### Indicative Selling Price

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

Single Price: **\$289,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (Unit)

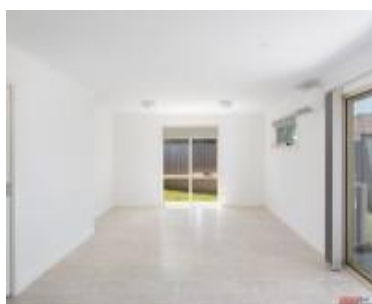
**\$258,750**

01 January 2017 to 31 December 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.



**3/33 FINCHER ST, WONTHAGGI, VIC 3995**

2 1 1

### Sale Price

**\*\$319,000**

Sale Date: 08/01/2018

Distance from Property: 771m



**1/26 GRAHAM ST, WONTHAGGI, VIC 3995**

2 1 1

### Sale Price

**\$281,000**

Sale Date: 15/11/2017

Distance from Property: 846m



**1/10 DRYSDALE ST, WONTHAGGI, VIC 3995**

2 1 1

### Sale Price

**\$284,000**

Sale Date: 16/09/2017

Distance from Property: 812m



This report has been compiled on 27/03/2018 by Alex Scott 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

2/24 POPLAR 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:

\$289,000

Median sale price

Median price

\$258,750

House

Unit

X


Suburb

WONTHAGGI

Period

01 January 2017 to 31 December 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
3/33 FINCHER ST, WONTHAGGI, VIC 3995	*\$319,000	08/01/2018
1/26 GRAHAM ST, WONTHAGGI, VIC 3995	\$281,000	15/11/2017
1/10 DRYSDALE ST, WONTHAGGI, VIC 3995	\$284,000	16/09/2017