

STATEMENT OF INFORMATION

33 CAMERON STREET, WONTHAGGI, VIC 3995

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 CAMERON STREET, WONTHAGGI, VIC

3

1

2

Indicative Selling Price

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

Single Price: **\$350,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$284,000

01 October 2016 to 30 September 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.



217 GRAHAM ST, WONTHAGGI, VIC 3995

3

1

1

Sale Price

***\$360,000**

Sale Date: 01/09/2017

Distance from Property: 420m



65 MURRAY ST, WONTHAGGI, VIC 3995

3

2

2

Sale Price

\$325,000

Sale Date: 19/09/2016

Distance from Property: 546m



48 HAGELTHORN ST, WONTHAGGI, VIC 3995

4

2

3

Sale Price

\$345,000

Sale Date: 21/02/2017

Distance from Property: 224m



This report has been compiled on 24/11/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

33 CAMERON STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$350,000

Median sale price

Median price

\$284,000

House

X

Unit

Suburb

WONTHAGGI

Period

01 October 2016 to 30 September 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
217 GRAHAM ST, WONTHAGGI, VIC 3995	*\$360,000	01/09/2017
65 MURRAY ST, WONTHAGGI, VIC 3995	\$325,000	19/09/2016
48 HAGELTHORN ST, WONTHAGGI, VIC 3995	\$345,000	21/02/2017