

STATEMENT OF INFORMATION

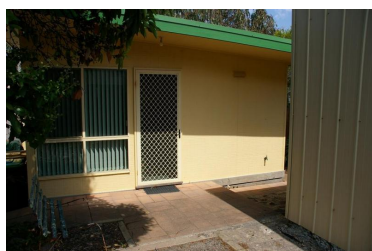
2/45 MURRAY STREET, WONTHAGGI, VIC 3995

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/45 MURRAY STREET, WONTHAGGI, VIC

3 - -

Indicative Selling Price

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

Single Price: **\$415,000**

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.



18 HAGELTHORN ST, WONTHAGGI, VIC 3995

3 2 2

Sale Price

***\$359,000**

Sale Date: 03/07/2017

Distance from Property: 484m



1/10 DRYSDALE ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$284,000**

Sale Date: 05/10/2017

Distance from Property: 270m



5 DRYSDALE ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

\$305,001

Sale Date: 11/10/2016

Distance from Property: 186m



This report has been compiled on 19/01/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

2/45 MURRAY STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$415,000

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
18 HAGELTHORN ST, WONTHAGGI, VIC 3995	*\$359,000	03/07/2017
1/10 DRYSDALE ST, WONTHAGGI, VIC 3995	*\$284,000	05/10/2017
5 DRYSDALE ST, WONTHAGGI, VIC 3995	\$305,001	11/10/2016