

STATEMENT OF INFORMATION

54 MCKENZIE STREET, WONTHAGGI, VIC 3995

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 MCKENZIE STREET, WONTHAGGI, VIC  2  1  2

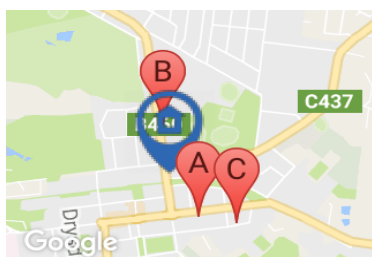
Indicative Selling Price

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

\$275,000 to \$300,000

Provided by: Dan Huther, Alex Scott Wonthaggi

SUBURB MEDIAN



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$280,000

01 April 2016 to 31 March 2017

Provided by: 

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.



43 GRAHAM ST, WONTHAGGI, VIC 3995  3  1  2

Sale Price

***\$308,000**

Sale Date: 19/05/2017

Distance from Property: 363m



90 MCKENZIE ST, WONTHAGGI, VIC 3995  3  1  1

Sale Price

\$255,000

Sale Date: 07/11/2016

Distance from Property: 343m



24 WATT ST, WONTHAGGI, VIC 3995  3  2  3

Sale Price

\$310,000

Sale Date: 20/06/2016

Distance from Property: 559m



This report has been compiled on 24/05/2017 by Alex Scott 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	54 MCKENZIE STREET, WONTHAGGI, VIC 3995
---	---

Indicative selling price

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

Single Price / Range	\$275,000 to \$300,000
----------------------	------------------------

Median sale price

Median price	\$280,000	House	☒	Unit	☐	Suburb	WONTHAGGI
Period	01 April 2016 to 31 March 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
43 GRAHAM ST, WONTHAGGI, VIC 3995	*\$308,000	19/05/2017
90 MCKENZIE ST, WONTHAGGI, VIC 3995	\$255,000	07/11/2016
24 WATT ST, WONTHAGGI, VIC 3995	\$310,000	20/06/2016