





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/7 BAILLIEU STREET E, WONTHAGGI, VIC 🕮 3 🕒 1 🚓 1





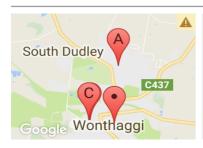


Indicative Selling Price

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

Single Price: \$269,000

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$259,500

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.



1/1 GORDON ST, NORTH WONTHAGGI, VIC







Sale Price

*\$239,000

Sale Date: 15/11/2017

Distance from Property: 1.6km





2/5 CAMERON ST, WONTHAGGI, VIC 3995







Sale Price

***\$275,000**

Sale Date: 21/12/2017

Distance from Property: 633m





1/5 CAMERON ST, WONTHAGGI, VIC 3995







Sale Price

*\$274.000

Sale Date: 21/11/2017

Distance from Property: 657m



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	4/7 BAILLIEU STREET E, WONTHAGGI, VIC 3995
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Indicative selling price

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

Single Price:	\$269,000

Median sale price

Median price	\$259,500	House	Unit 🕽	Suburb	WONTHAGGI
Period	01 January 2017 to 31 December 2017		Source	p	ricefinder

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
1/1 GORDON ST, NORTH WONTHAGGI, VIC 3995	*\$239,000	15/11/2017
2/5 CAMERON ST, WONTHAGGI, VIC 3995	*\$275,000	21/12/2017
1/5 CAMERON ST, WONTHAGGI, VIC 3995	*\$274,000	21/11/2017