



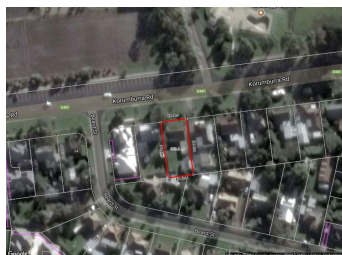
# STATEMENT OF INFORMATION

60 KORUMBURRA ROAD, WONTHAGGI, VIC 3995

PREPARED BY CAL NATION, ALEX SCOTT WONTHAGGI, PHONE: 0439 334 163

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**60 KORUMBURRA ROAD, WONTHAGGI,**

3 - 1 - 1

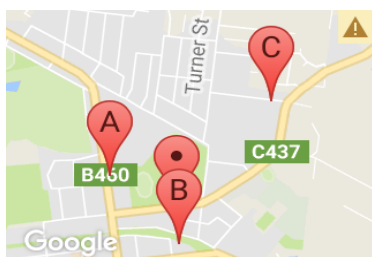
### Indicative Selling Price

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

Single Price: **\$245,000**

Provided by: Cal Nation, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$288,000**

01 July 2016 to 30 June 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.



**90 MCKENZIE ST, WONTHAGGI, VIC 3995**

3 - 1 - 1

Sale Price

**\$255,000**

Sale Date: 07/11/2016

Distance from Property: 499m



**22 BENT ST, WONTHAGGI, VIC 3995**

2 - 1 - 2

Sale Price

**\$260,000**

Sale Date: 02/06/2017

Distance from Property: 243m



**9 STOREY ST, NORTH WONTHAGGI, VIC 3995**

3 - 1 - 3

Sale Price

**\*\$245,000**

Sale Date: 02/06/2017

Distance from Property: 982m



This report has been compiled on 17/08/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - [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

60 KORUMBURRA ROAD, 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:

\$245,000

Median sale price

Median price

\$288,000

House

X

Unit

Suburb

WONTHAGGI

Period

01 July 2016 to 30 June 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 |
|----------------------------------------|------------|--------------|
| 90 MCKENZIE ST, WONTHAGGI, VIC 3995    | \$255,000  | 07/11/2016   |
| 22 BENT ST, WONTHAGGI, VIC 3995        | \$260,000  | 02/06/2017   |
| 9 STOREY ST, NORTH WONTHAGGI, VIC 3995 | *\$245,000 | 02/06/2017   |