STATEMENT OF INFORMATION

35 HUNTER STREET, WONTHAGGI, VIC 3995

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







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 HUNTER STREET, WONTHAGGI, VIC







Indicative Selling Price

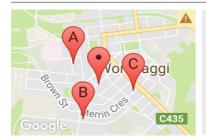
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$269,000

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$256,500

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.



5 EASTON ST, WONTHAGGI, VIC 3995







Sale Price

\$260,000

Sale Date: 31/03/2017

Distance from Property: 442m













\$289,000

Sale Date: 14/03/2017

Distance from Property: 533m





40 MERRIN CRES, WONTHAGGI, VIC 3995







Sale Price

*\$253,000

Sale Date: 02/03/2017

Distance from Property: 452m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	for sale	е
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Address Including suburb and postcode	35 HUNTER STREET, 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
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Median sale price

Median price	\$256,500	House	Unit	Suburb	WONTHAGGI
Period	01 July 2016 to 30 June 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
5 EASTON ST, WONTHAGGI, VIC 3995	\$260,000	31/03/2017
138 REED CRES, WONTHAGGI, VIC 3995	\$289,000	14/03/2017
40 MERRIN CRES, WONTHAGGI, VIC 3995	*\$253,000	02/03/2017

