



STATEMENT OF INFORMATION

2/7 GRAHAM ST, 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



2/7 GRAHAM ST, WONTHAGGI, VIC 3995

3 1 1

Indicative Selling Price

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

Single Price: \$300,000

Provided by: Cal Nation, Alex Scott Wonthaggi

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$286,000

01 April 2017 to 31 March 2018

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.



2 MINERS DR, WONTHAGGI, VIC 3995

3 1 -

Sale Price

***\$310,000**

Sale Date: 24/04/2018

Distance from Property: 658m



27 HAGELTHORN ST, WONTHAGGI, VIC 3995

3 1 1

Sale Price

***\$300,000**

Sale Date: 03/05/2018

Distance from Property: 1.2km



18 DRYSDALE ST, WONTHAGGI, VIC 3995

3 1 1

Sale Price

***\$320,000**

Sale Date: 28/03/2018

Distance from Property: 1.2km

This report has been compiled on 04/05/2018 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

2/7 GRAHAM ST, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$300,000

Median sale price

Median price

\$286,000

House

X

Unit


Suburb

WONTHAGGI

Period

01 April 2017 to 31 March 2018

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
2 MINERS DR, WONTHAGGI, VIC 3995	*\$310,000	24/04/2018
27 HAGELTHORN ST, WONTHAGGI, VIC 3995	*\$300,000	03/05/2018
18 DRYSDALE ST, WONTHAGGI, VIC 3995	*\$320,000	28/03/2018