

STATEMENT OF INFORMATION

192 GRAHAM STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



192 GRAHAM STREET, WONTHAGGI, VIC 3 2 1

Indicative Selling Price

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

Price Range: **\$359000 to \$359000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$284,000

01 October 2016 to 30 September 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.



36 SILVEREYE CCT, WONTHAGGI, VIC 3995 3 2 2

Sale Price

***\$390,000**

Sale Date: 18/10/2017

Distance from Property: 358m



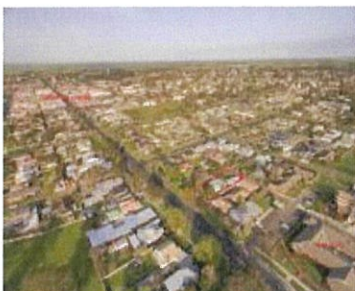
217 GRAHAM ST, WONTHAGGI, VIC 3995 3 1 1

Sale Price

***\$360,000**

Sale Date: 01/09/2017

Distance from Property: 238m



219 GRAHAM ST, WONTHAGGI, VIC 3995 3 1 1

Sale Price

***\$320,000**

Sale Date: 01/09/2017

Distance from Property: 257m



This report has been compiled on 31/10/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

192 GRAHAM STREET, WONTHAGGI, VIC 3995

Indicative selling price

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Price Range: \$359000 to \$359000

Median sale price

Median price \$284,000

House

☒

Unit

☐

Suburb

WONTHAGGI

Period

01 October 2016 to 30 September 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
36 SILVEREYE CCT, WONTHAGGI, VIC 3995	*\$390,000	18/10/2017
217 GRAHAM ST, WONTHAGGI, VIC 3995	*\$360,000	01/09/2017
219 GRAHAM ST, WONTHAGGI, VIC 3995	*\$320,000	01/09/2017