

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



192 GRAHAM STREET, WONTHAGGI, VIC

3
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$879,000**

Provided by: Danny Crellin , Ray White Wonthaggi

## MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

**\$560,000**

01 January 2024 to 31 December 2024

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 agents representative considers to be most comparable to the property for sale.



27 CUTTLERS CCT, WONTHAGGI, VIC 3995

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Sale Price

**\$850,000**

Sale Date: 02/08/2024

Distance from Property: 1.2km



32 WATT ST, WONTHAGGI, VIC 3995

4
 2
 4

Sale Price

**\$1,000,000**

Sale Date: 03/09/2024

Distance from Property: 925m



80 MCKENZIE ST, WONTHAGGI, VIC 3995

4
 2
 8

Sale Price

**\*\$1,025,000**

Sale Date: 25/09/2024

Distance from Property: 825m



This report has been compiled on 10/01/2025 by Ray White Wonthaggi. Property Data Solutions Pty Ltd 2025 - [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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale


Address Including suburb and postcode: 192 GRAHAM STREET, WONTHAGGI, VIC 3995

### Indicative selling price

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

Single Price: \$879,000

### Median sale price

Median price: \$560,000 Property type: House Suburb: WONTHAGGI  
Period: 01 January 2024 to 31 December 2024 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 agents representative considers to be most comparable to the property for sale.

| Address of comparable property       | Price        | Date of sale |
|--------------------------------------|--------------|--------------|
| 27 CUTTLERS CCT, WONTHAGGI, VIC 3995 | \$850,000    | 02/08/2024   |
| 32 WATT ST, WONTHAGGI, VIC 3995      | \$1,000,000  | 03/09/2024   |
| 80 MCKENZIE ST, WONTHAGGI, VIC 3995  | *\$1,025,000 | 25/09/2024   |

This Statement of Information was prepared on: 10/01/2025