



STATEMENT OF INFORMATION

27 HAGELTHORN STREET, WONTHAGGI, VIC 3995

PREPARED BY PHIL HANLEY, ALEX SCOTT WONTHAGGI, PHONE: 0417 140 508

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**27 HAGELTHORN STREET, WONTHAGGI,**  **3**  **1**  **1****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price:** **\$329,000**

Provided by: Phil Hanley, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**WONTHAGGI, VIC, 3995****Suburb Median Sale Price (House)****\$279,500**

01 April 2017 to 31 March 2018

Provided by: 

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.

**25 CAMERON ST, WONTHAGGI, VIC 3995** **3**  **1**  **3****Sale Price*****\$356,000**

Sale Date: 28/03/2018

Distance from Property: 281m

**198 GRAHAM ST, WONTHAGGI, VIC 3995** **3**  **1**  **2****Sale Price*****\$270,000**

Sale Date: 13/03/2018

Distance from Property: 539m

**124 REED CRES, WONTHAGGI, VIC 3995** **3**  **1**  **1****Sale Price*****\$339,000**

Sale Date: 02/03/2018

Distance from Property: 739m

**This report has been compiled on 05/04/2018 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

27 HAGELTHORN STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$329,000

Median sale price

Median price

\$279,500

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 |
|------------------------------------|------------|--------------|
| 25 CAMERON ST, WONTHAGGI, VIC 3995 | *\$356,000 | 28/03/2018 |
| 198 GRAHAM ST, WONTHAGGI, VIC 3995 | *\$270,000 | 13/03/2018 |
| 124 REED CRES, WONTHAGGI, VIC 3995 | *\$339,000 | 02/03/2018 |