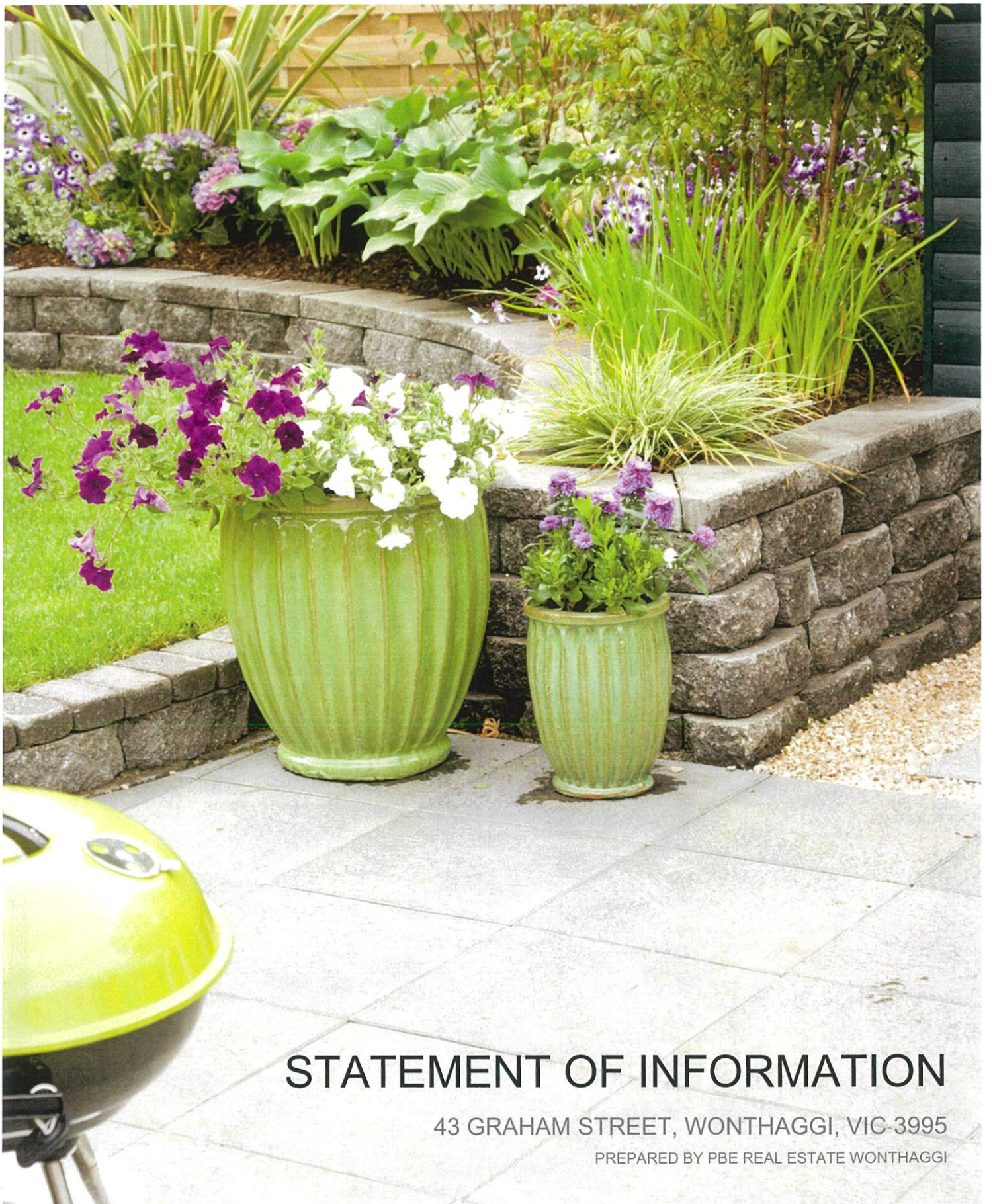




STATEMENT OF INFORMATION

43 GRAHAM STREET, WONTHAGGI, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



43 GRAHAM STREET, WONTHAGGI, VIC

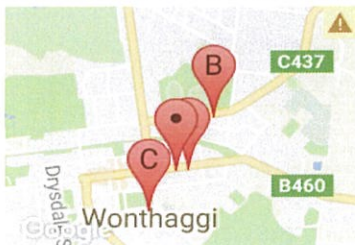
2 1 2

Indicative Selling Price

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

Single Price: **\$399,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

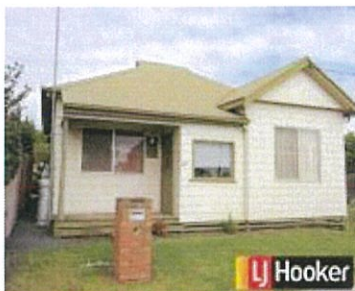
\$279,500

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.



31 GRAHAM ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$249,950**

Sale Date: 23/03/2018

Distance from Property: 84m



66 KORUMBURRA RD, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$275,000**

Sale Date: 16/03/2018

Distance from Property: 472m



4/3 BAILLIEU ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$255,000**

Sale Date: 13/02/2018

Distance from Property: 348m



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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 43 GRAHAM STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$399,000

Median sale price

Median price \$279,500 House ☒ 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
31 GRAHAM ST, WONTHAGGI, VIC 3995	*\$249,950	23/03/2018
66 KORUMBURRA RD, WONTHAGGI, VIC 3995	*\$275,000	16/03/2018
4/3 BAILLIEU ST, WONTHAGGI, VIC 3995	*\$255,000	13/02/2018