



STATEMENT OF INFORMATION

5/8-10 GRAHAM 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

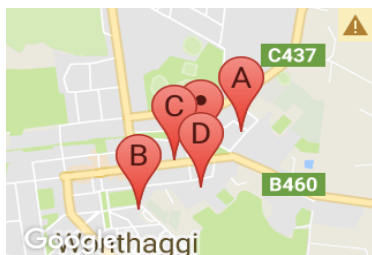
**5/8-10 GRAHAM STREET, WONTHAGGI,**

2 2 1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$240,000 to \$250,000**

Provided by: Phil Hanley, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (Unit)

\$258,750

01 January 2017 to 31 December 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.

**13 DOWLING ST, WONTHAGGI, VIC 3995**

2 1 1

Sale Price

\$217,000

Sale Date: 22/06/2017

Distance from Property: 306m

**6/3 BAILLIEU ST, WONTHAGGI, VIC 3995**

2 1 1

Sale Price

\$232,500

Sale Date: 17/05/2017

Distance from Property: 558m

**1/24 GRAHAM ST, WONTHAGGI, VIC 3995**

2 1 1

Sale Price

\$181,000

Sale Date: 12/05/2017

Distance from Property: 172m



This report has been compiled on 14/02/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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3/7 FAHEY ST, WONTHAGGI, VIC 3995

 **2**  **1**  **1**

Sale Price

\$259,500

Sale Date: 02/02/2017

Distance from Property: 232m



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

5/8-10 GRAHAM STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range:

\$240,000 to \$250,000

Median sale price

Median price

\$258,750

House

Unit

X

Suburb

WONTHAGGI

Period

01 January 2017 to 31 December 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
13 DOWLING ST, WONTHAGGI, VIC 3995	\$217,000	22/06/2017
6/3 BAILLIEU ST, WONTHAGGI, VIC 3995	\$232,500	17/05/2017
1/24 GRAHAM ST, WONTHAGGI, VIC 3995	\$181,000	12/05/2017
3/7 FAHEY ST, WONTHAGGI, VIC 3995	\$259,500	02/02/2017