

# STATEMENT OF INFORMATION

1/26-28 GRAHAM STREET, WONTHAGGI, VIC 3995
PREPARED BY PBE REAL ESTATE WONTHAGGI



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 1/26-28 GRAHAM STREET, WONTHAGGI, 🕮 2 🕒 1





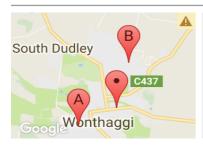


**Indicative Selling Price** 

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

Single Price: \$285,000

### **MEDIAN SALE PRICE**



# **WONTHAGGI, VIC, 3995**

**Suburb Median Sale Price (Unit)** 

\$258,750

01 January 2017 to 30 June 2017

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



16 CAMERON ST, WONTHAGGI, VIC 3995







Sale Price

**\*\$319,500** 

Sale Date: 30/03/2017

Distance from Property: 1.1km





4 DEAKIN ST, NORTH WONTHAGGI, VIC 3995 🕮 2 🕒 1





Sale Price

**\*\$293,000** 

Sale Date: 21/03/2017

Distance from Property: 1.3km



# 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	1/26-28 GRAHAM STREET, WONTHAGGI, VIC 3995
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### Indicative selling price

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

Single Price:	\$285,000

# Median sale price

Median price	\$258,750	House	Unit	Suburb	WONTHAGGI
Period	01 January 2017 to 30 June 2017		Source	t	oricefinder

# Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
16 CAMERON ST, WONTHAGGI, VIC 3995	*\$319,500	30/03/2017
4 DEAKIN ST, NORTH WONTHAGGI, VIC 3995	*\$293,000	21/03/2017

