



# STATEMENT OF INFORMATION

1/221 GRAHAM STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/221 GRAHAM STREET, WONTHAGGI,**

2 1 1

### Indicative Selling Price

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

Price Range: **\$280,000 to \$280,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (Unit)

**\$317,000**

01 July 2018 to 30 June 2019

Provided by:

## 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.



**2/24 HAGELTHORN ST, WONTHAGGI, VIC**

2 1 1

Sale Price

**\$329,000**

Sale Date: 02/08/2018

Distance from Property: 520m



**1/49 MURRAY ST, WONTHAGGI, VIC 3995**

3 1 1

Sale Price

**\$365,000**

Sale Date: 06/12/2018

Distance from Property: 372m



This report has been compiled on 13/08/2019 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2019 - [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

**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.

### Property offered for

Address  
Including suburb and

1/221 GRAHAM STREET, WONTHAGGI, VIC 3995

### Indicative selling price

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

Price Range:

\$280,000 to \$280,000

### Median sale price

Median price

\$317,000

House

Unit

X

Suburb

WONTHAGGI

Period

01 July 2018 to 30 June 2019

Source

  
pricefinder

### 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

#### Price

#### Date of sale

|                                         |           |            |
|-----------------------------------------|-----------|------------|
| 2/24 HAGELTHORN ST, WONTHAGGI, VIC 3995 | \$329,000 | 02/08/2018 |
| 1/49 MURRAY ST, WONTHAGGI, VIC 3995     | \$365,000 | 06/12/2018 |