



STATEMENT OF INFORMATION

32-34 GRAHAM STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



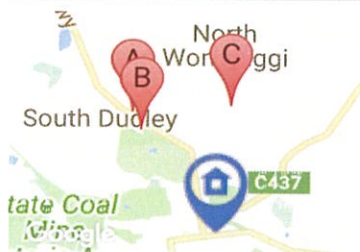
32-34 GRAHAM STREET, WONTHAGGI, VIC - -

Indicative Selling Price

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

\$510,000 to \$529,000

SUBURB MEDIAN



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

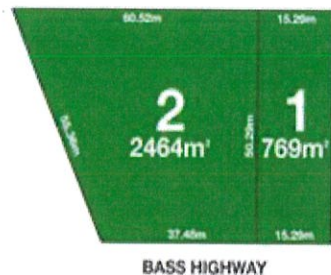
\$280,000

01 April 2016 to 31 March 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.



276 WHITE RD, NORTH WONTHAGGI, VIC - -

Sale Price

\$480,000

Sale Date: 24/03/2017

Distance from Property: 2.1km



3 SHERWOOD CT, WONTHAGGI, VIC 3995 4 2 4

Sale Price

***\$412,500**

Sale Date: 22/03/2017

Distance from Property: 1.8km



30 NORTH VIEW DR, NORTH WONTHAGGI, 4 2 6

Sale Price

***\$535,000**

Sale Date: 09/04/2017

Distance from Property: 1.9km



This report has been compiled on 30/05/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 32-34 GRAHAM STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / Range \$510,000 to \$529,000

Median sale price

Median price \$280,000 House ☐ Unit ☐ Suburb WONTHAGGI

Period 01 April 2016 to 31 March 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
276 WHITE RD, NORTH WONTHAGGI, VIC 3995	\$450,000	24/03/2017
3 SHERWOOD CT, WONTHAGGI, VIC 3995	*\$412,500	22/03/2017
30 NORTH VIEW DR, NORTH WONTHAGGI, VIC 3995	*\$535,000	09/04/2017