

STATEMENT OF INFORMATION

54 KORUMBURRA ROAD, WONTHAGGI, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

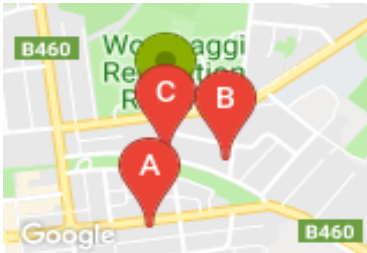
**54 KORUMBURRA ROAD, WONTHAGGI,**

2 bedrooms, 0 bathrooms, 0 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$251,000 to \$277,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**WONTHAGGI, VIC, 3995****Suburb Median Sale Price (House)****\$300,000**

01 July 2017 to 30 June 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 bedrooms, 1 bathroom, 1 car

Sale Price***\$249,950**

Sale Date: 23/03/2018

Distance from Property: 374m

**1 WENTWORTH RD, WONTHAGGI, VIC 3995**

2 bedrooms, 1 bathroom, 1 car

Sale Price**\$285,000**

Sale Date: 09/01/2018

Distance from Property: 235m

**35 FINCHER ST, WONTHAGGI, VIC 3995**

2 bedrooms, 1 bathroom, 2 cars

Sale Price**\$257,000**

Sale Date: 05/01/2018

Distance from Property: 112m



This report has been compiled on 06/07/2018 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

54 KORUMBURRA ROAD, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range:

\$251,000 to \$277,000

Median sale price

Median price

\$300,000

House

X

Unit

Suburb

WONTHAGGI

Period

01 July 2017 to 30 June 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
1 WENTWORTH RD, WONTHAGGI, VIC 3995	\$285,000	09/01/2018
35 FINCHER ST, WONTHAGGI, VIC 3995	\$257,000	05/01/2018