

STATEMENT OF INFORMATION

100 KIRRAK ROAD, WONTHAGGI, VIC 3995

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**100 KIRRAK ROAD, WONTHAGGI, VIC 3995**  4  2  4**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$599,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE

**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

\$282,000

01 October 2016 to 30 September 2017

Provided by: 

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.

**142 WENTWORTH RD, NORTH WONTHAGGI,**  4  2  6

Sale Price

\$507,000

Sale Date: 02/04/2017

Distance from Property: 3.4km

**70 KIRRAK RD, WONTHAGGI, VIC 3995**  4  2  2

Sale Price

\$725,000

Sale Date: 12/07/2016

Distance from Property: 307m

**26 BOYD ST, WONTHAGGI, VIC 3995**  6  3  6

Sale Price

***\$611,500**

Sale Date: 05/10/2017

Distance from Property: 3.4km

**This report has been compiled on 22/12/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

100 KIRRAK ROAD, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$599,000

Median sale price

Median price

\$282,000

House

Unit

Suburb

WONTHAGGI

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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
142 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	\$507,000	02/04/2017
70 KIRRAK RD, WONTHAGGI, VIC 3995	\$725,000	12/07/2016
26 BOYD ST, WONTHAGGI, VIC 3995	*\$611,500	05/10/2017