



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**26 VICTORIA STREET, WAHGUNYAH, VIC**

3 1 1

**Indicative Selling Price**

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

**Single Price: \$235,000**

Provided by: Tony Stockdale, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WAHGUNYAH, VIC, 3687**

**Suburb Median Sale Price (House)**

**\$246,000**

01 April 2017 to 31 March 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.



**7 CHANDLER CT, WAHGUNYAH, VIC 3687**

3 2 1

**Sale Price**

**\$227,000**

Sale Date: 09/01/2018

Distance from Property: 518m



**3 CHANDLER CRT, WAHGUNYAH, VIC 3687**

3 2 2

**Sale Price**

**\$265,000**

Sale Date: 08/11/2017

Distance from Property: 574m



**24 TRATON ST, WAHGUNYAH, VIC 3687**

3 2 2

**Sale Price**

**\$270,000**

Sale Date: 06/07/2017

Distance from Property: 384m



This report has been compiled on 20/04/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [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 1980

### Property offered for sale

Address  
Including suburb and  
postcode

26 VICTORIA STREET, WAHGUNYAH, VIC 3687

### Indicative selling price

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

Single Price:

\$235,000

### Median sale price

Median price

\$246,000

House

Unit

Suburb

WAHGUNYAH

Period

01 April 2017 to 31 March 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
7 CHANDLER CT, WAHGUNYAH, VIC 3687	\$227,000	09/01/2018
3 CHANDLER CRT, WAHGUNYAH, VIC 3687	\$265,000	08/11/2017
24 TRATON ST, WAHGUNYAH, VIC 3687	\$270,000	06/07/2017