



STATEMENT OF INFORMATION

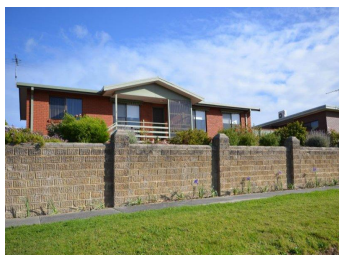
4/3 BAILLIEU STREET E, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/3 BAILLIEU STREET E, WONTHAGGI, VIC  2  1  1

Indicative Selling Price

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

Single Price: **\$259,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$259,500

01 January 2017 to 31 December 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.



25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC  2  1  1

Sale Price

Price Withheld

Sale Date: 17/11/2017

Distance from Property: 1.7km



3/3 QUARRY ST, WONTHAGGI, VIC 3995  2  1  1

Sale Price

\$270,000

Sale Date: 31/10/2017

Distance from Property: 506m



1/1 GORDON ST, NORTH WONTHAGGI, VIC  3  1  1

Sale Price

***\$239,000**

Sale Date: 15/11/2017

Distance from Property: 1.6km



This report has been compiled on 17/01/2018 by PBE Real Estate 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

4/3 BAILLIEU STREET E, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$259,000

Median sale price

Median price

\$259,500

House

Unit

X

Suburb

WONTHAGGI

Period

01 January 2017 to 31 December 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
25 SOUTH DUDLEY RD, SOUTH DUDLEY, VIC 3995	Price Withheld	17/11/2017
3/3 QUARRY ST, WONTHAGGI, VIC 3995	\$270,000	31/10/2017
1/1 GORDON ST, NORTH WONTHAGGI, VIC 3995	*\$239,000	15/11/2017