



# STATEMENT OF INFORMATION

8 FULLER ROAD, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 FULLER ROAD, NORTH WONTHAGGI,**

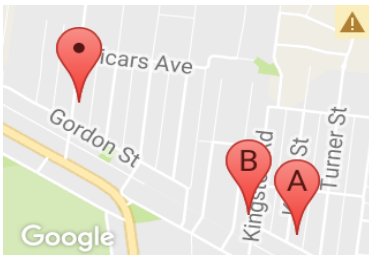
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### Indicative Selling Price

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

**\$279,000**

## SUBURB MEDIAN



**NORTH WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$263,500**

01 January 2017 to 31 March 2017

Provided by:

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**4 KIRRAK ST, NORTH WONTHAGGI, VIC 3995**

3 1 2

Sale Price

**\*\$274,000**

Sale Date: 05/06/2017

Distance from Property: 845m



**9 KINGSTON RD, NORTH WONTHAGGI, VIC**

3 1 1

Sale Price

**\*\$270,000**

Sale Date: 18/05/2017

Distance from Property: 676m



This report has been compiled on 07/06/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [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

8 FULLER ROAD, NORTH WONTHAGGI, VIC 3995


Indicative selling price

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

Single Price / Range    \$279,000

Median sale price

Median price    \$263,500    House    ☒    Unit    ☐    Suburb    NORTH WONTHAGGI

Period    01 January 2017 to 31 March 2017    Source    

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
4 KIRRAK ST, NORTH WONTHAGGI, VIC 3995	*\$274,000	05/06/2017
9 KINGSTON RD, NORTH WONTHAGGI, VIC 3995	*\$270,000	18/05/2017