



STATEMENT OF INFORMATION

80 WENTWORTH ROAD, NORTH WONTHAGGI, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



80 WENTWORTH ROAD, NORTH

2 1 1

Indicative Selling Price

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

Price Range: **\$409,000 to \$409,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$266,750

01 July 2016 to 30 June 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.



47 OXFORD WAY, NORTH WONTHAGGI, VIC

3 2 2

Sale Price

***\$369,500**

Sale Date: 17/05/2017

Distance from Property: 526m



32 TURNER ST, NORTH WONTHAGGI, VIC

3 2 4

Sale Price

\$415,000

Sale Date: 10/05/2017

Distance from Property: 235m



20 WHITE RD, NORTH WONTHAGGI, VIC 3995

3 2 4

Sale Price

\$385,000

Sale Date: 03/06/2016

Distance from Property: 438m



This report has been compiled on 13/08/2017 by PBE Real Estate 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

80 WENTWORTH ROAD, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$409,000 to \$409,000

Median sale price

Median price

\$266,750

House

☒

Unit

☐

Suburb

NORTH
WONTHAGGI

Period

01 July 2016 to 30 June 2017

Source

pricefinder

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
47 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$369,500	17/05/2017
32 TURNER ST, NORTH WONTHAGGI, VIC 3995	\$415,000	10/05/2017
20 WHITE RD, NORTH WONTHAGGI, VIC 3995	\$385,000	03/06/2016