



20 downlights

feature to facade

-frameless shower screen

creens to all operable win

aded 900mm upright c

## STATEMENT OF INFORMATION

11 CIVIC WAY, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

- Up to 20 downlights
- Render feature to facade
- Semi-frameless shower screens
- Flyscreens to all openable windows
- Upgraded 900mm upright cooker
- Dishwasher

**11 CIVIC WAY, WONTHAGGI, VIC 3995**

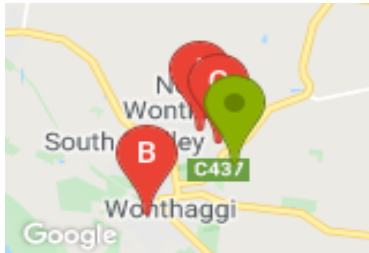
4 2 2

### Indicative Selling Price

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

Single Price: **\$475,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$375,000**

01 October 2018 to 30 September 2019

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.



**73 TURNER ST, NORTH WONTHAGGI, VIC**

4 2 2

Sale Price

**\$460,000**

Sale Date: 10/04/2019

Distance from Property: 1.3km



**9 EASTON ST, WONTHAGGI, VIC 3995**

4 2 3

Sale Price

**\$480,000**

Sale Date: 03/01/2019

Distance from Property: 2.7km



**53 OBRIEN CCT, NORTH WONTHAGGI, VIC**

3 2 2

Sale Price

**\$490,000**

Sale Date: 16/03/2019

Distance from Property: 711m



This report has been compiled on 01/11/2019 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2019 - [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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

11 CIVIC WAY, 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:

\$475,000

### Median sale price

Median price

\$375,000

Property type

House

Suburb

WONTHAGGI

Period

01 October 2018 to 30 September 2019

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

73 TURNER ST, NORTH WONTHAGGI, VIC 3995	\$460,000	10/04/2019
9 EASTON ST, WONTHAGGI, VIC 3995	\$480,000	03/01/2019
53 OBRIEN CCT, NORTH WONTHAGGI, VIC 3995	\$490,000	16/03/2019

This Statement of Information was prepared on:

01/11/2019