

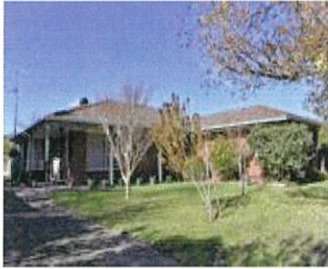


STATEMENT OF INFORMATION

116 BROOME CRESCENT, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





4 KIRRAK ST, NORTH WONTHAGGI, VIC 3995



Sale Price

***\$274,000**

Sale Date: 05/06/2017

Distance from Property: 2.6km



29 PEVERILL CRES, WONTHAGGI, VIC 3995



Sale Price

***\$279,000**

Sale Date: 30/05/2017

Distance from Property: 1.3km



9 KINGSTON RD, NORTH WONTHAGGI, VIC



Sale Price

***\$270,000**

Sale Date: 18/05/2017

Distance from Property: 2.6km



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

116 BROOME CRESCENT, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: 260,000 to 270,000

Median sale price

Median price

\$285,500

House

X

Unit

Suburb

WONTHAGGI

Period

01 April 2016 to 31 March 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
36 IVOR ST, NORTH WONTHAGGI, VIC 3995	*\$324,500	16/06/2017
326 WHITE RD, NORTH WONTHAGGI, VIC 3995	*\$212,000	13/06/2017
13 MERRIN CRES, WONTHAGGI, VIC 3995	*\$189,000	09/06/2017
4 KIRRAK ST, NORTH WONTHAGGI, VIC 3995	*\$274,000	05/06/2017

29 PEVERILL CRES, WONTHAGGI, VIC 3995	*\$279,000	30/05/2017
9 KINGSTON RD, NORTH WONTHAGGI, VIC 3995	*\$270,000	18/05/2017