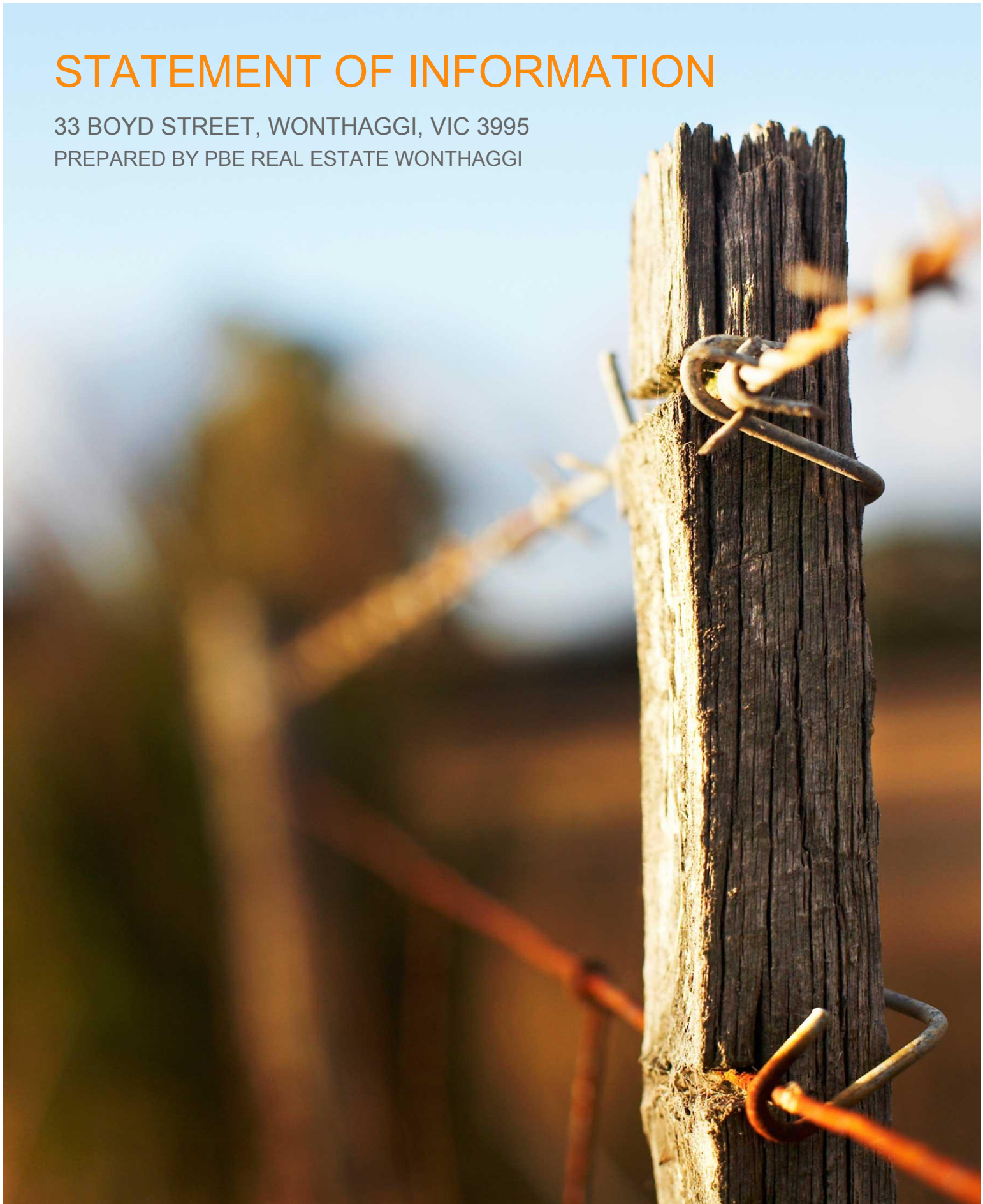


STATEMENT OF INFORMATION

33 BOYD STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 BOYD STREET, WONTHAGGI, VIC 3995

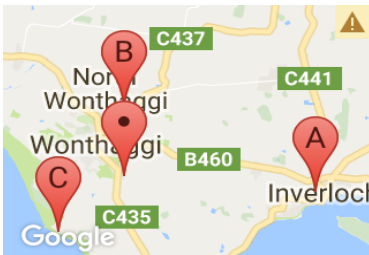


Indicative Selling Price

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

Single Price: **\$359,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$146,250

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

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.



62, INVERLOCH, VIC 3996



Sale Price

***\$320,000**

Sale Date: 15/01/2018

Distance from Property: 9.9km



38 REGENCY DR, NORTH WONTHAGGI, VIC



Sale Price

***\$320,000**

Sale Date: 09/11/2017

Distance from Property: 4km



17 VIMINARIA RD, HARMERS HAVEN, VIC 3995



Sale Price

\$342,000

Sale Date: 12/12/2017

Distance from Property: 4.7km



This report has been compiled on 23/02/2018 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

33 BOYD STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$359,000

Median sale price

Median price

\$146,250

House

Unit


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
62, INVERLOCH, VIC 3996	*\$320,000	15/01/2018
38 REGENCY DR, NORTH WONTHAGGI, VIC 3995	*\$320,000	09/11/2017
17 VIMINARIA RD, HARMERS HAVEN, VIC 3995	\$342,000	12/12/2017