



STATEMENT OF INFORMATION

4 KIRRAK STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



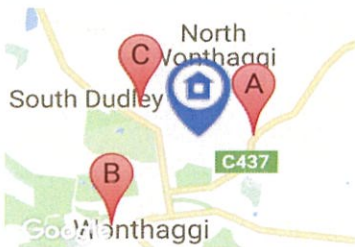
4 KIRRAK STREET, NORTH WONTHAGGI, **3** **-** **-**

Indicative Selling Price

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

\$270,000 to \$279,000

SUBURB MEDIAN



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$261,750

01 April 2016 to 31 March 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.



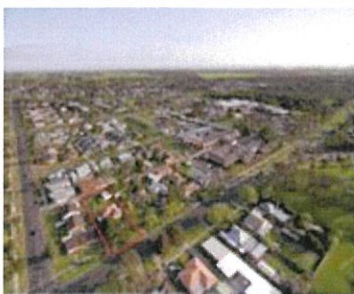
2 STOREY ST, NORTH WONTHAGGI, VIC 3995 **4** **1** **2**

Sale Price

***\$275,000**

Sale Date: 03/05/2017

Distance from Property: 729m



215 GRAHAM ST, WONTHAGGI, VIC 3995 **2** **1** **1**

Sale Price

***\$280,000**

Sale Date: 30/03/2017

Distance from Property: 1.8km



44 GORDON ST, NORTH WONTHAGGI, VIC **4** **1** **1**

Sale Price

***\$259,000**

Sale Date: 01/05/2017

Distance from Property: 914m



This report has been compiled on 18/05/2017 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

4 KIRRAK STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / Range

\$270,000 to \$279,000

Median sale price

Median price

\$261,750

House

X

Unit

Suburb

NORTH
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
2 STOREY ST, NORTH WONTHAGGI, VIC 3995	*\$275,000	03/05/2017
215 GRAHAM ST, WONTHAGGI, VIC 3995	*\$280,000	30/03/2017
44 GORDON ST, NORTH WONTHAGGI, VIC 3995	*\$259,000	01/05/2017