

# STATEMENT OF INFORMATION

3 NELSON STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



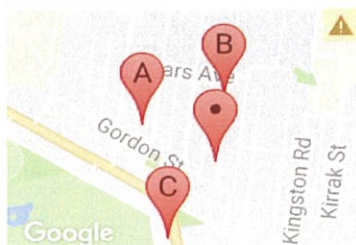
**3 NELSON STREET, NORTH WONTHAGGI,** 2 1 2

### Indicative Selling Price

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

Price Range: **\$249,000 to \$249,000**

## MEDIAN SALE PRICE



**NORTH WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$274,500**

01 October 2016 to 30 September 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.



**2/3 WALLACE ST, NORTH WONTHAGGI, VIC** 2 1 1

### Sale Price

**\*\$249,000**

Sale Date: 05/09/2017

Distance from Property: 283m



**35 NELSON ST, NORTH WONTHAGGI, VIC** 3 1 3

### Sale Price

**\*\$289,000**

Sale Date: 12/10/2017

Distance from Property: 244m



**145 MCKENZIE ST, WONTHAGGI, VIC 3995** 3 1 1

### Sale Price

**\*\$255,000**

Sale Date: 26/09/2017

Distance from Property: 322m



This report has been compiled on 17/11/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [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

### Property offered for sale

Address  
Including suburb and  
postcode

3 NELSON STREET, NORTH WONTHAGGI, VIC 3995

### Indicative selling price

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

Price Range: \$249,000 to \$249,000

### Median sale price

Median price

\$274,500

House

☒

Unit

☐

Suburb

NORTH  
WONTHAGGI

Period

01 October 2016 to 30 September  
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
2/3 WALLACE ST, NORTH WONTHAGGI, VIC 3995	*\$249,000	05/09/2017
35 NELSON ST, NORTH WONTHAGGI, VIC 3995	*\$289,000	12/10/2017
145 MCKENZIE ST, WONTHAGGI, VIC 3995	*\$255,000	26/09/2017