



# STATEMENT OF INFORMATION

8 MERRIN CRES, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 MERRIN CRES, WONTHAGGI, VIC 3995**

4 1 1

### Indicative Selling Price

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

Single Price: **\$369,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$292,000**

01 April 2017 to 31 March 2018

Provided by:

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**88 HAGELTHORN ST, WONTHAGGI, VIC 3995**

3 2 -

Sale Price

**\*\$375,000**

Sale Date: 08/06/2018

Distance from Property: 1.4km



**25 CAMERON ST, WONTHAGGI, VIC 3995**

3 1 3

Sale Price

**\*\$356,000**

Sale Date: 28/03/2018

Distance from Property: 837m



This report has been compiled on 14/06/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

8 MERRIN CRES, 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:

\$369,000

Median sale price

Median price

\$292,000

House

X

Unit


Suburb

WONTHAGGI

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
88 HAGELTHORN ST, WONTHAGGI, VIC 3995	*\$375,000	08/06/2018
25 CAMERON ST, WONTHAGGI, VIC 3995	*\$356,000	28/03/2018