

# STATEMENT OF INFORMATION

UNITS 2/16 DRYSDALE STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**UNITS 2/16 DRYSDALE STREET,**

2 1 1

**Indicative Selling Price**

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

**Single Price: \$344,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

**Suburb Median Sale Price (Unit)**

**\$258,750**

01 January 2017 to 31 December 2017

Provided by: **pricer**

## 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.



**1/190 GRAHAM ST, WONTHAGGI, VIC 3995**

2 1 1

**Sale Price**

**\$297,000**

Sale Date: 12/09/2017

Distance from Property: 224m



**1/8 BENT ST, WONTHAGGI, VIC 3995**

2 1 1

**Sale Price**

**\$316,000**

Sale Date: 26/07/2017

Distance from Property: 937m



**2/16 CAMERON ST, WONTHAGGI, VIC 3995**

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**Sale Price**

**\$319,500**

Sale Date: 10/05/2017

Distance from Property: 243m



This report has been compiled on 23/03/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricer.com.au](http://www.pricer.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

UNITS 2/16 DRYSDALE STREET, 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:

\$344,000

### Median sale price

Median price

\$258,750

House

X

Unit

Suburb

WONTHAGGI

Period

01 January 2017 to 31 December  
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
1/190 GRAHAM ST, WONTHAGGI, VIC 3995	\$297,000	12/09/2017
1/8 BENT ST, WONTHAGGI, VIC 3995	\$316,000	26/07/2017
2/16 CAMERON ST, WONTHAGGI, VIC 3995	\$319,500	10/05/2017