STATEMENT OF INFORMATION

13 HENRY STREET W, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI

PBE

13 HENRY STREET W, NORTH 🛏 3 🛁 - 🚗 -

Indicative Selling Price

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

Price Range: **$399,000 to $399,000**
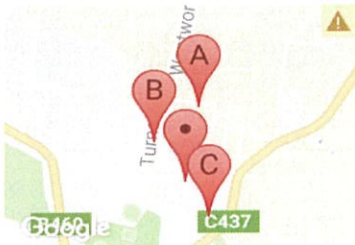
MEDIAN SALE PRICE

NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

$274,500

01 October 2016 to 30 September 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.

47 OXFORD WAY, NORTH WONTHAGGI, VIC 🛏 3 🛁 2 🚗 2

Sale Price

$369,500

Sale Date: 14/05/2017

Distance from Property: 559m Ⓐ

32 TURNER ST, NORTH WONTHAGGI, VIC 🛏 3 🛁 2 🚗 4

Sale Price

$415,000

Sale Date: 10/05/2017

Distance from Property: 362m Ⓑ

20 WHITE RD, NORTH WONTHAGGI, VIC 3995 🛏 3 🛁 2 🚗 4

Sale Price

$385,000

Sale Date: 03/06/2016

Distance from Property: 304m Ⓒ

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	13 HENRY STREET W, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range:	$399,000 to $399,000

Median sale price

Median price	$274,500	House	X	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
47 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	$369,500	14/05/2017
32 TURNER ST, NORTH WONTHAGGI, VIC 3995	$415,000	10/05/2017
20 WHITE RD, NORTH WONTHAGGI, VIC 3995	$385,000	03/06/2016