



STATEMENT OF INFORMATION

3/3 QUARRY ST, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/3 QUARRY ST, WONTHAGGI, VIC 3995

2 1 1

Indicative Selling Price

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

Price Range: **\$269,000 to \$269,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$254,500

01 July 2016 to 30 June 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.



1/190 GRAHAM ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$297,000**

Sale Date: 15/09/2017

Distance from Property: 918m



1/26 GRAHAM ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$281,000**

Sale Date: 31/08/2017

Distance from Property: 78m



3/44 BAILLIEU ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

\$258,000

Sale Date: 08/04/2017

Distance from Property: 1.2km



This report has been compiled on 26/09/2017 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 3/3 QUARRY ST, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$269,000 to \$269,000

Median sale price

Median price \$254,500

House

Unit

X

Suburb

WONTHAGGI

Period 01 July 2016 to 30 June 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	15/09/2017
1/26 GRAHAM ST, WONTHAGGI, VIC 3995	*\$281,000	31/08/2017
3/44 BAILLIEU ST, WONTHAGGI, VIC 3995	\$258,000	08/04/2017