

STATEMENT OF INFORMATION

4 STEWART STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 STEWART STREET, WONTHAGGI, VIC

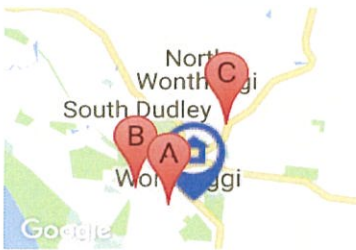
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Indicative Selling Price

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

\$295,000 to \$305,000

SUBURB MEDIAN



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$280,000

01 April 2016 to 31 March 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.



80 MERRIN CRES, WONTHAGGI, VIC 3995

4 2 2

Sale Price

***\$312,500**

Sale Date: 05/05/2017

Distance from Property: 689m



96 HAGELTHORN ST, WONTHAGGI, VIC 3995

4 2 3

Sale Price

***\$325,000**

Sale Date: 23/12/2016

Distance from Property: 1.6km



2 STOREY ST, NORTH WONTHAGGI, VIC 3995

4 1 2

Sale Price

***\$275,000**

Sale Date: 03/05/2017

Distance from Property: 2.4km



This report has been compiled on 18/05/2017 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 4 STEWART STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / Range \$295,000 to \$305,000

Median sale price

Median price \$280,000 House ☒ Unit ☐ Suburb WONTHAGGI

Period 01 April 2016 to 31 March 2017 Source 

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
80 MERRIN CRES, WONTHAGGI, VIC 3995	*\$312,500	05/05/2017
96 HAGELTHORN ST, WONTHAGGI, VIC 3995	*\$325,000	23/12/2016
2 STOREY ST, NORTH WONTHAGGI, VIC 3995	*\$275,000	03/05/2017