



STATEMENT OF INFORMATION

3 STOREY STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 STOREY STREET, NORTH WONTHAGGI, 3 1 2

Indicative Selling Price

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

Single Price: **\$307,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$259,000

01 July 2016 to 30 June 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.



36 IVOR ST, NORTH WONTHAGGI, VIC 3995 3 1 2

Sale Price

***\$324,500**

Sale Date: 16/06/2017

Distance from Property: 376m



43 GRAHAM ST, WONTHAGGI, VIC 3995 3 1 2

Sale Price

***\$308,000**

Sale Date: 19/05/2017

Distance from Property: 1.5km



216 WHITE RD, NORTH WONTHAGGI, VIC 4 2 1

Sale Price

***\$329,000**

Sale Date: 17/07/2017

Distance from Property: 1.7km



This report has been compiled on 20/07/2017 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 STOREY STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$307,000

Median sale price

Median price

\$259,000

House

Unit

Suburb

NORTH
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
36 IVOR ST, NORTH WONTHAGGI, VIC 3995	*\$324,500	16/06/2017
43 GRAHAM ST, WONTHAGGI, VIC 3995	*\$308,000	19/05/2017
216 WHITE RD, NORTH WONTHAGGI, VIC 3995	*\$329,000	17/07/2017