

# STATEMENT OF INFORMATION

29 WATT STREET, WONTHAGGI, VIC 3995

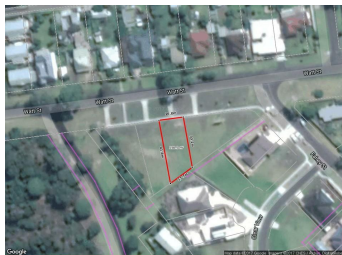
PREPARED BY PBE REAL ESTATE WONTHAGGI





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**29 WATT STREET, WONTHAGGI, VIC 3995**



### Indicative Selling Price

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

Single Price: **\$175,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (Vacant Land)

**\$147,000**

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.



**31 WATT ST, WONTHAGGI, VIC 3995**



Sale Price

**\$157,500**

Sale Date: 13/08/2016

Distance from Property: 14m



**31 CUTTLERS CCT, WONTHAGGI, VIC**



Sale Price

**\$147,000**

Sale Date: 08/09/2016

Distance from Property: 2km



**3 FAIRYWREN CL, WONTHAGGI, VIC 3995**



Sale Price

**\$160,000**

Sale Date: 23/01/2017

Distance from Property: 1.2km



This report has been compiled on 30/09/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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9 WILLIAMSONS WALK, WONTHAGGI, VIC



Sale Price

**\*\$147,500**

Sale Date: 21/06/2017

Distance from Property: 1.9km



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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

29 WATT 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:

\$175,000

Median sale price

Median price

\$147,000

House

Unit


Suburb

WONTHAGGI

Period

01 July 2016 to 30 June 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
31 WATT ST, WONTHAGGI, VIC 3995	\$157,500	13/08/2016
31 CUTTLERS CCT, WONTHAGGI, VIC 3995	\$147,000	08/09/2016
3 FAIRYWREN CL, WONTHAGGI, VIC 3995	\$160,000	23/01/2017
9 WILLIAMSONS WALK, WONTHAGGI, VIC 3995	*\$147,500	21/06/2017