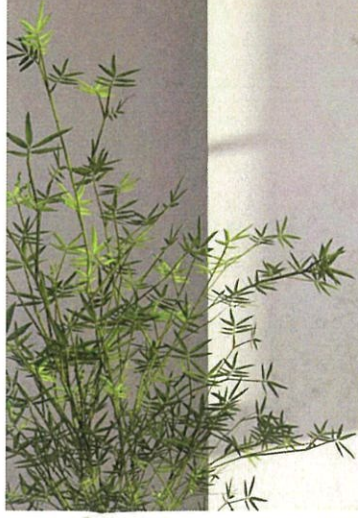


STATEMENT OF INFORMATION

19 MARY STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 MARY STREET, NORTH WONTHAGGI,

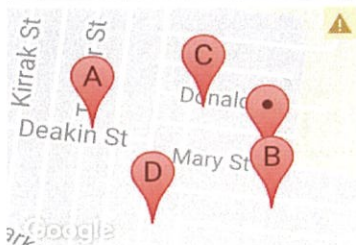
3 1 -

Indicative Selling Price

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

Single Price: **\$260,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$295,000

01 January 2017 to 31 December 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.



26 TURNER ST, NORTH WONTHAGGI, VIC

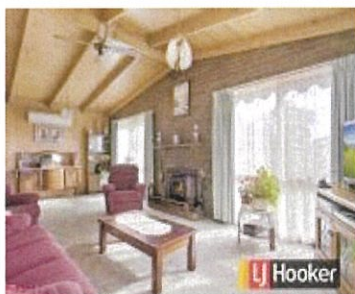
3 1 2

Sale Price

***\$395,000**

Sale Date: 14/11/2017

Distance from Property: 302m



25 STOREY ST, NORTH WONTHAGGI, VIC 3995

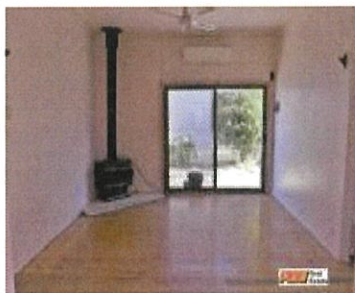
3 1 2

Sale Price

\$254,000

Sale Date: 03/08/2017

Distance from Property: 96m



4 DONALD ST, NORTH WONTHAGGI, VIC 3995

2 2 -

Sale Price

***\$188,000**

Sale Date: 04/12/2017

Distance from Property: 143m



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80 WENTWORTH RD, NORTH WONTHAGGI,



2



1



1

Sale Price

***\$249,000**

Sale Date: 09/10/2017

Distance from Property: 230m



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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 19 MARY STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$260,000

Median sale price

Median price \$295,000 House ☒ Unit ☐ Suburb NORTH WONTHAGGI
Period 01 January 2017 to 31 December 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 |
|--|------------|--------------|
| 26 TURNER ST, NORTH WONTHAGGI, VIC 3995 | *\$395,000 | 14/11/2017 |
| 25 STOREY ST, NORTH WONTHAGGI, VIC 3995 | \$254,000 | 03/08/2017 |
| 4 DONALD ST, NORTH WONTHAGGI, VIC 3995 | *\$188,000 | 04/12/2017 |
| 80 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995 | *\$249,000 | 09/10/2017 |