



STATEMENT OF INFORMATION

38 REGENCY DRIVE, NORTH WONTHAGGI, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 REGENCY DRIVE, NORTH WONTHAGGI, - -

Indicative Selling Price

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

Single Price: **\$320,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$129,500

01 October 2016 to 30 September 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.



21 REGENCY DR, NORTH WONTHAGGI, VIC - -

Sale Price

\$295,000

Sale Date: 19/05/2017

Distance from Property: 335m



20 CAMERON ST, WONTHAGGI, VIC 3995 3 1

Sale Price

\$253,000

Sale Date: 28/06/2017

Distance from Property: 3.1km



13 MCMAHON WAY, NORTH WONTHAGGI, - -

Sale Price

\$135,000

Sale Date: 17/07/2017

Distance from Property: 524m



This report has been compiled on 08/11/2017 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

38 REGENCY DRIVE, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$320,000

Median sale price

Median price

\$129,500

House

Unit

Suburb

NORTH
WONTHAGGI

Period

01 October 2016 to 30 September
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
21 REGENCY DR, NORTH WONTHAGGI, VIC 3995	\$295,000	19/05/2017
20 CAMERON ST, WONTHAGGI, VIC 3995	\$253,000	28/06/2017
13 MCMAHON WAY, NORTH WONTHAGGI, VIC 3995	\$135,000	17/07/2017