



## STATEMENT OF INFORMATION

2 QUEEN STREET, WONTHAGGI, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



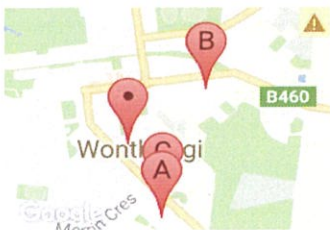
**2 QUEEN STREET, WONTHAGGI, VIC 3995**  3  1  1

### Indicative Selling Price

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

Price Range: **\$239,000 to \$249,000**

## MEDIAN SALE PRICE



### WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

**\$287,000**

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.



**9 CALEDONIAN CRES, WONTHAGGI, VIC 3995**  3  1  3

### Sale Price

**\*\$251,000**

Sale Date: 01/08/2017

Distance from Property: 640m



**22 WATT ST, WONTHAGGI, VIC 3995**  3  1  1

### Sale Price

**\*\$245,000**

Sale Date: 24/07/2017

Distance from Property: 725m



**46 BILLSON ST, WONTHAGGI, VIC 3995**  3  1  1

### Sale Price

**\*\$231,500**

Sale Date: 13/07/2017

Distance from Property: 508m



This report has been compiled on 14/08/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

2 QUEEN 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: \$249,000

#### Median sale price

Median price

\$288,000

House

X

Unit

Suburb

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
9 CALEDONIAN CRES, WONTHAGGI, VIC 3995	*\$251,000	01/08/2017
22 WATT ST, WONTHAGGI, VIC 3995	*\$245,000	24/07/2017
46 BILLSON ST, WONTHAGGI, VIC 3995	*\$231,500	13/07/2017