



STATEMENT OF INFORMATION

13 CAMBRIDGE WAY, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AP of the Estate Agents Act 1980



13 CAMBRIDGE WAY, NORTH



Indicative Selling Price

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

\$135,000 to 142,000

SUBURB MEDIAN



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$126,500

01 April 2016 to 31 March 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 MCMAHON WAY, NORTH WONTHAGGI, VIC



Sale Price

***\$133,000**

Sale Date: 23/01/2017

Distance from Property: 103m



12, WONTHAGGI, VIC 3995



Sale Price

***\$134,000**

Sale Date: 30/03/2017

Distance from Property: 2.2km



11, WONTHAGGI, VIC 3995



Sale Price

***\$135,500**

Sale Date: 01/05/2017

Distance from Property: 2.2km



This report has been compiled on 24/05/2017 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 13 CAMBRIDGE WAY, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / Range \$135,000 to 142,000

Median sale price

Median price \$126,500 House ☐ Unit ☐ Suburb NORTH WONTHAGGI
Period 01 April 2016 to 31 March 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
9 MCMAHON WAY, NORTH WONTHAGGI, VIC 3995	*\$133,000	23/01/2017
12, WONTHAGGI, VIC 3995	*\$134,000	30/03/2017
11, WONTHAGGI, VIC 3995	*\$135,500	01/05/2017