STATEMENT OF INFORMATION

13 CAMBRIDGE WAY, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

13 CAMBRIDGE WAY, NORTH

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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 Ⓒ

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			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 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

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