



STATEMENT OF INFORMATION

4 NORTH VIEW DRIVE, NORTH WONTHAGGI, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 NORTH VIEW DRIVE, NORTH

4 2 2

Indicative Selling Price

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

Single Price: **\$489,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$274,500

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.



14 CAMBRIDGE WAY, NORTH WONTHAGGI,

4 2 -

Sale Price

***\$499,000**

Sale Date: 08/08/2017

Distance from Property: 889m



64 TURNER ST, NORTH WONTHAGGI, VIC

4 2 4

Sale Price

\$489,000

Sale Date: 07/02/2017

Distance from Property: 232m



51 OXFORD WAY, NORTH WONTHAGGI, VIC

4 2 3

Sale Price

\$487,000

Sale Date: 30/09/2016

Distance from Property: 436m



This report has been compiled on 18/10/2017 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

4 NORTH VIEW DRIVE, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$489,000

Median sale price

Median price

\$274,500

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
14 CAMBRIDGE WAY, NORTH WONTHAGGI, VIC 3995	*\$499,000	08/08/2017
64 TURNER ST, NORTH WONTHAGGI, VIC 3995	\$489,000	07/02/2017
51 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	\$487,000	30/09/2016