



## STATEMENT OF INFORMATION

74 REED CRESCENT, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**74 REED CRESCENT, WONTHAGGI, VIC**

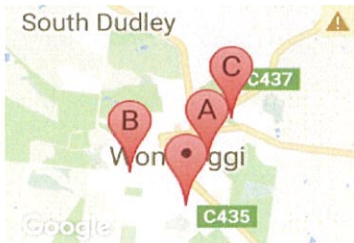
2 1 1

### Indicative Selling Price

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

Single Price: **\$265,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$279,000**

01 January 2017 to 31 December 2017

Provided by:

## 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.



**19 MCKENZIE ST, WONTHAGGI, VIC 3995**

2 1 2

Sale Price

**\$255,000**

Sale Date: 28/08/2017

Distance from Property: 713m



**14 CAMPBELL ST, WONTHAGGI, VIC 3995**

3 1 2

Sale Price

**\*\$255,000**

Sale Date: 27/09/2017

Distance from Property: 910m



**57 FINCHER ST, WONTHAGGI, VIC 3995**

3 1 3

Sale Price

**\$258,000**

Sale Date: 18/08/2017

Distance from Property: 1.4km



This report has been compiled on 11/01/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [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 74 REED CRESCENT, 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: \$265,000

### Median sale price

Median price \$279,000 House ☒ Unit ☐ Suburb WONTHAGGI

Period 01 January 2017 to 31 December 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
19 MCKENZIE ST, WONTHAGGI, VIC 3995	\$255,000	28/08/2017
14 CAMPBELL ST, WONTHAGGI, VIC 3995	*\$255,000	27/09/2017
57 FINCHER ST, WONTHAGGI, VIC 3995	\$258,000	18/08/2017