



STATEMENT OF INFORMATION

66 NELSON STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



66 NELSON STREET, NORTH

Icon: Car - Icon: Boat - Icon: Car -

Indicative Selling Price

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

Single Price: **\$175,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$134,000

01 January 2017 to 31 December 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.



37 VICARS AVE, NORTH WONTHAGGI, VIC

Icon: Car - Icon: Boat - Icon: Car -

Sale Price

\$116,000

Sale Date: 11/10/2017

Distance from Property: 142m



9 LANGLEY WAY, NORTH WONTHAGGI, VIC

Icon: Car - Icon: Boat - Icon: Car -

Sale Price

\$132,000

Sale Date: 11/10/2017

Distance from Property: 263m



9 LANGLEY WAY, NORTH WONTHAGGI, VIC

Icon: Car - Icon: Boat - Icon: Car -

Sale Price

\$134,000

Sale Date: 28/10/2017

Distance from Property: 34m



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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 66 NELSON STREET, NORTH WONTHAGGI, VIC 3995


Indicative selling price

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

Single Price: \$175,000

Median sale price

Median price \$134,000 House Unit Suburb NORTH 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
37 VICARS AVE, NORTH WONTHAGGI, VIC 3995	\$116,000	11/10/2017
9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995	\$132,000	11/10/2017
9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995	\$134,000	28/10/2017