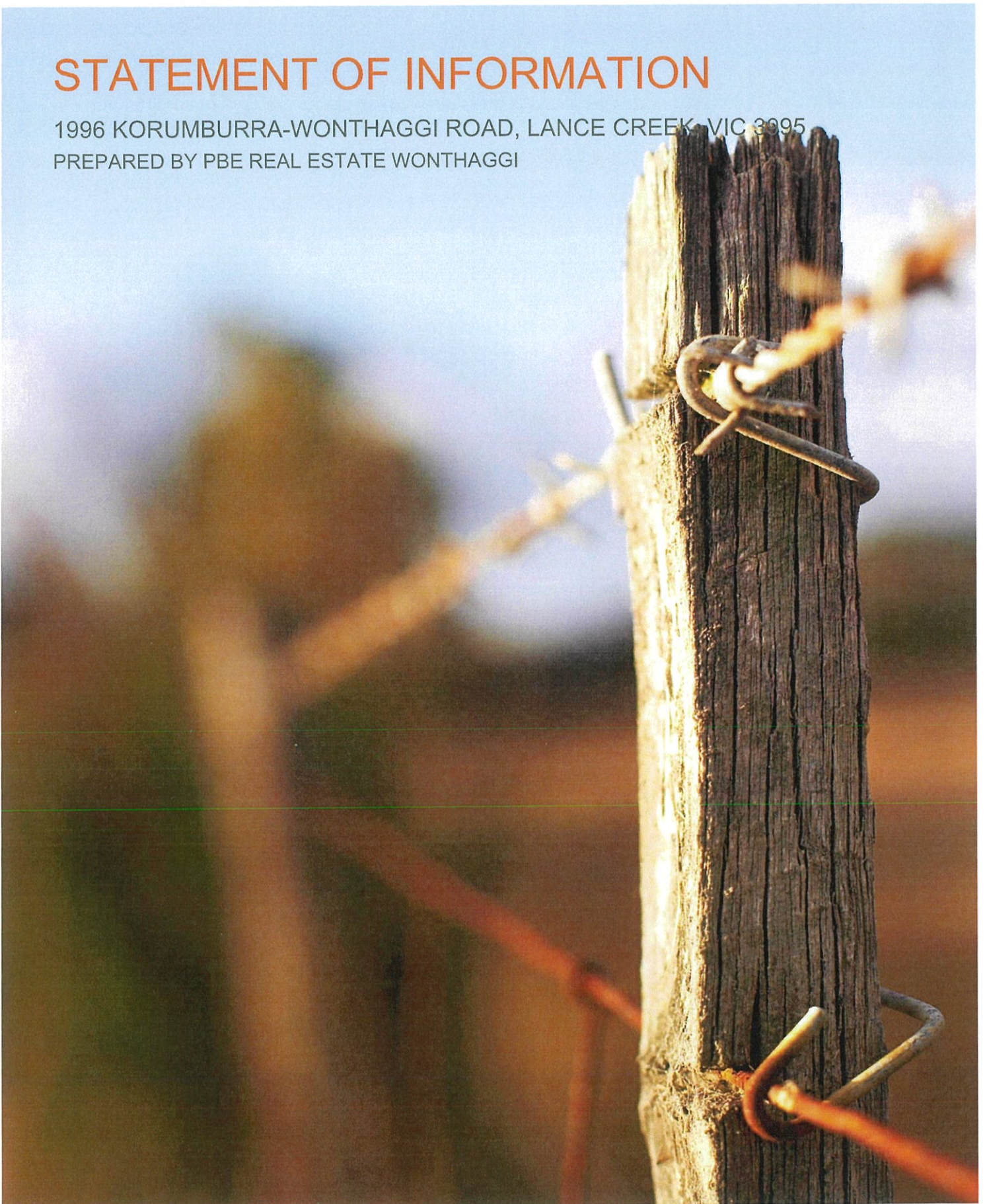


STATEMENT OF INFORMATION

1996 KORUMBURRA-WONTHAGGI ROAD, LANCE CREEK VIC 3995
PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1996 KORUMBURRA-WONTHAGGI ROAD, 3 2 5

Indicative Selling Price

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

Single Price: **\$589,000**

MEDIAN SALE PRICE



LANCE CREEK, VIC, 3995

Suburb Median Sale Price (House)

\$515,000

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.



20 PENNELL CRT, WATTLE BANK, VIC 3995 3 2 6

Sale Price

\$598,000

Sale Date: 04/01/2017

Distance from Property: 3.1km



441 LYNNE RD, ST CLAIR, VIC 3995 3 2 4

Sale Price

\$525,000

Sale Date: 24/09/2016

Distance from Property: 3km



1280 KORUMBURRA-WONTHAGGI RD, 4 2 4

Sale Price

\$555,000

Sale Date: 16/05/2016

Distance from Property: 5.7km



This report has been compiled on 02/03/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

1996 KORUMBURRA-WONTHAGGI ROAD, LANCE CREEK, VIC 3995

Indicative selling price

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

Single Price:

\$589,000

Median sale price

Median price

\$515,000

House

X

Unit

Suburb

LANCE CREEK

Period

01 January 2017 to 31 December
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
20 PENNELL CRT, WATTLE BANK, VIC 3995	\$598,000	04/01/2017
441 LYNNE RD, ST CLAIR, VIC 3995	\$525,000	24/09/2016
1280 KORUMBURRA-WONTHAGGI RD, KONGWAK, VIC 3951	\$555,000	16/05/2016