

STATEMENT OF INFORMATION

1 GRIFFITHS STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 GRIFFITHS STREET, NORTH

4 2 2

Indicative Selling Price

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

Price Range: **\$420,000 to \$430,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$258,000

01 July 2016 to 30 June 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.



44 GORDON ST, NORTH WONTHAGGI, VIC

4 1 1

Sale Price

***\$259,000**

Sale Date: 01/05/2017

Distance from Property: 318m



9 LANGLEY WAY, NORTH WONTHAGGI, VIC

3 2 2

Sale Price

***\$389,000**

Sale Date: 20/06/2017

Distance from Property: 396m



5 LYNDHURST ST, WONTHAGGI, VIC 3995

3 2 2

Sale Price

***\$354,000**

Sale Date: 13/04/2017

Distance from Property: 463m

This report has been compiled on 01/07/2017 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 1 GRIFFITHS STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$420,000 to \$430,000

Median sale price

Median price \$258,000 House ☒ Unit ☐ Suburb NORTH WONTHAGGI
Period 01 July 2016 to 30 June 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
44 GORDON ST, NORTH WONTHAGGI, VIC 3995	*\$259,000	01/05/2017
9 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995	*\$389,000	20/06/2017
5 LYNDHURST ST, WONTHAGGI, VIC 3995	*\$354,000	13/04/2017