



STATEMENT OF INFORMATION

85 WATT STREET, WONTHAGGI, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



85 WATT STREET, WONTHAGGI, VIC 3995  3  1  2

Indicative Selling Price

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

Price Range: **\$340,000 to \$374,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$288,000

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.



5 LYNDHURST ST, WONTHAGGI, VIC 3995

 3  2  2

Sale Price

***\$354,000**

Sale Date: 13/04/2017

Distance from Property: 1.5km



47 OXFORD WAY, NORTH WONTHAGGI,

 3  2  2

Sale Price

\$369,500

Sale Date: 14/05/2017

Distance from Property: 2.2km



45 OXFORD WAY, NORTH WONTHAGGI,

 3  2  2

Sale Price

\$345,000

Sale Date: 02/06/2017

Distance from Property: 2.2km



This report has been compiled on 10/10/2017 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 85 WATT STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$340,000 to \$374,000

Median sale price

Median price \$288,000

House ☒

Unit ☐

Suburb WONTHAGGI

Period 01 October 2016 to 30 September 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
5 LYNDHURST ST, WONTHAGGI, VIC 3995	*\$354,000	13/04/2017
47 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	\$369,500	14/05/2017
45 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	\$345,000	02/06/2017