

STATEMENT OF INFORMATION

UNIT 3/16 DRYSDALE STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



UNIT 3/16 DRYSDALE STREET,

2 1 1

Indicative Selling Price

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

Single Price: \$359,000

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

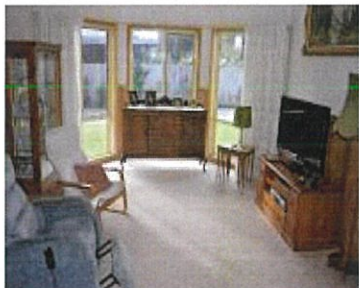
\$267,500

01 April 2017 to 31 March 2018

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.



1/190 GRAHAM ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

\$297,000

Sale Date: 12/09/2017

Distance from Property: 224m



1/8 BENT ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

\$316,000

Sale Date: 26/07/2017

Distance from Property: 937m



2/16 CAMERON ST, WONTHAGGI, VIC 3995

2 - -

Sale Price

\$319,500

Sale Date: 10/05/2017

Distance from Property: 243m



This report has been compiled on 20/04/2018 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

UNIT 3/16 DRYSDALE STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$359,000

Median sale price

Median price

\$267,500

House

Unit

X

Suburb

WONTHAGGI

Period

01 April 2017 to 31 March 2018

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
1/190 GRAHAM ST, WONTHAGGI, VIC 3995	\$297,000	12/09/2017
1/8 BENT ST, WONTHAGGI, VIC 3995	\$316,000	26/07/2017
2/16 CAMERON ST, WONTHAGGI, VIC 3995	\$319,500	10/05/2017