

STATEMENT OF INFORMATION

2/5 BAILLIEU STREET E, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/5 BAILLIEU STREET E, WONTHAGGI, VIC  2  1  1

Indicative Selling Price

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

Single Price: **\$184000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$259,500

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.



4/62 MERRIN CRES, WONTHAGGI, VIC 3995  2  1  1

Sale Price

\$208,000

Sale Date: 20/10/2017

Distance from Property: 714m



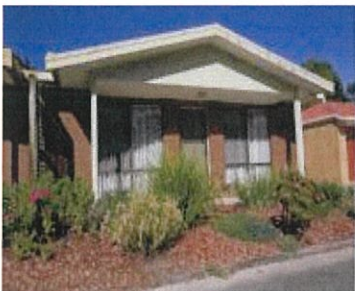
3/218 GRAHAM ST, WONTHAGGI, VIC 3995  2  1  1

Sale Price

***\$204,000**

Sale Date: 15/09/2017

Distance from Property: 850m



17/21 MCKENZIE ST, WONTHAGGI, VIC 3995  2  1  1

Sale Price

\$182,000

Sale Date: 12/08/2017

Distance from Property: 128m



This report has been compiled on 04/01/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 2/5 BAILLIEU STREET E, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$184000

Median sale price

Median price \$259,500 House ☐ Unit ☒ Suburb 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
4/62 MERRIN CRES, WONTHAGGI, VIC 3995	\$208,000	20/10/2017
3/218 GRAHAM ST, WONTHAGGI, VIC 3995	*\$204,000	15/09/2017
17/21 MCKENZIE ST, WONTHAGGI, VIC 3995	\$182,000	12/08/2017