

STATEMENT OF INFORMATION

41 LYNDHURST STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41 LYNDHURST STREET, NORTH

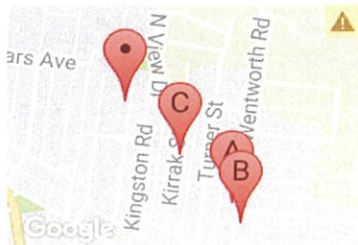


Indicative Selling Price

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

Single Price: **\$449,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$293,000

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.



93 WENTWORTH RD, NORTH WONTHAGGI,



Sale Price

\$510,000

Sale Date: 18/07/2017

Distance from Property: 523m



82 WENTWORTH RD, NORTH WONTHAGGI,



Sale Price

***\$395,000**

Sale Date: 05/09/2017

Distance from Property: 599m



28 KIRRAK ST, NORTH WONTHAGGI, VIC 3995



Sale Price

***\$430,000**

Sale Date: 04/10/2017

Distance from Property: 272m



This report has been compiled on 02/01/2018 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 41 LYNDHURST STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price: \$449,000

Median sale price

Median price \$293,000 House ☒ Unit ☐ Suburb NORTH 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
93 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	\$510,000	18/07/2017
82 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	*\$395,000	05/09/2017
28 KIRRAK ST, NORTH WONTHAGGI, VIC 3995	*\$430,000	04/10/2017