

STATEMENT OF INFORMATION

9 CALEDONIAN CRESCENT, WONTHAGGI, VIC 3995

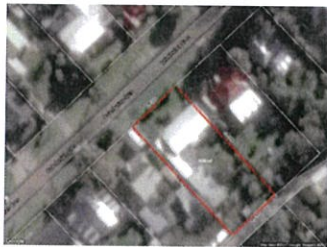
PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



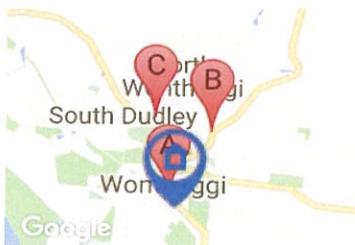
9 CALEDONIAN CRESCENT, WONTHAGGI,  3  1  4

Indicative Selling Price

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

\$239,000 to \$249,000

SUBURB MEDIAN



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$280,000

01 April 2016 to 31 March 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.



39 BROOME CRES, WONTHAGGI, VIC 3995

 3  1  2

Sale Price

***\$259,000**

Sale Date: 05/05/2017

Distance from Property: 393m



2 STOREY ST, NORTH WONTHAGGI, VIC 3995

 4  1  2

Sale Price

***\$275,000**

Sale Date: 03/05/2017

Distance from Property: 2.5km



44 GORDON ST, NORTH WONTHAGGI, VIC

 4  1  1

Sale Price

***\$259,000**

Sale Date: 01/05/2017

Distance from Property: 2.8km



This report has been compiled on 16/05/2017 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

9 CALEDONIAN CRESCENT, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / Range

\$239,000 to \$249,000

Median sale price

Median price

\$280,000

House

X

Unit

Suburb

WONTHAGGI

Period

01 April 2016 to 31 March 2017

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
39 BROOME CRES, WONTHAGGI, VIC 3995	*\$259,000	05/05/2017
2 STOREY ST, NORTH WONTHAGGI, VIC 3995	*\$275,000	03/05/2017
44 GORDON ST, NORTH WONTHAGGI, VIC 3995	*\$259,000	01/05/2017