



# STATEMENT OF INFORMATION

88 HAGELTHORN STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



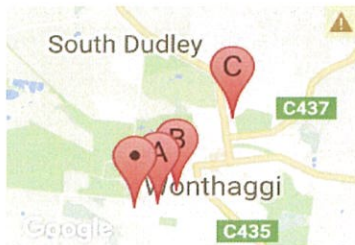
**88 HAGELTHORN STREET, WONTHAGGI,**  3  2  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$375,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$288,000**

01 April 2017 to 31 March 2018

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.



**23 CAMPBELL ST, WONTHAGGI, VIC 3995**

 3  1  2

### Sale Price

**\*\$339,000**

Sale Date: 11/05/2018

Distance from Property: 315m



**25 CAMERON ST, WONTHAGGI, VIC 3995**

 3  1  3

### Sale Price

**\*\$356,000**

Sale Date: 28/03/2018

Distance from Property: 621m



**27 STRICKLAND ST, WONTHAGGI, VIC 3995**

 3  2  2

### Sale Price

**\*\$359,200**

Sale Date: 23/03/2018

Distance from Property: 1.9km



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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

88 HAGELTHORN STREET, WONTHAGGI, VIC 3995

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$375,000

#### Median sale price

Median price

\$288,000

House

X

Unit

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
23 CAMPBELL ST, WONTHAGGI, VIC 3995	*\$339,000	11/05/2018
25 CAMERON ST, WONTHAGGI, VIC 3995	*\$356,000	28/03/2018
27 STRICKLAND ST, WONTHAGGI, VIC 3995	*\$359,200	23/03/2018