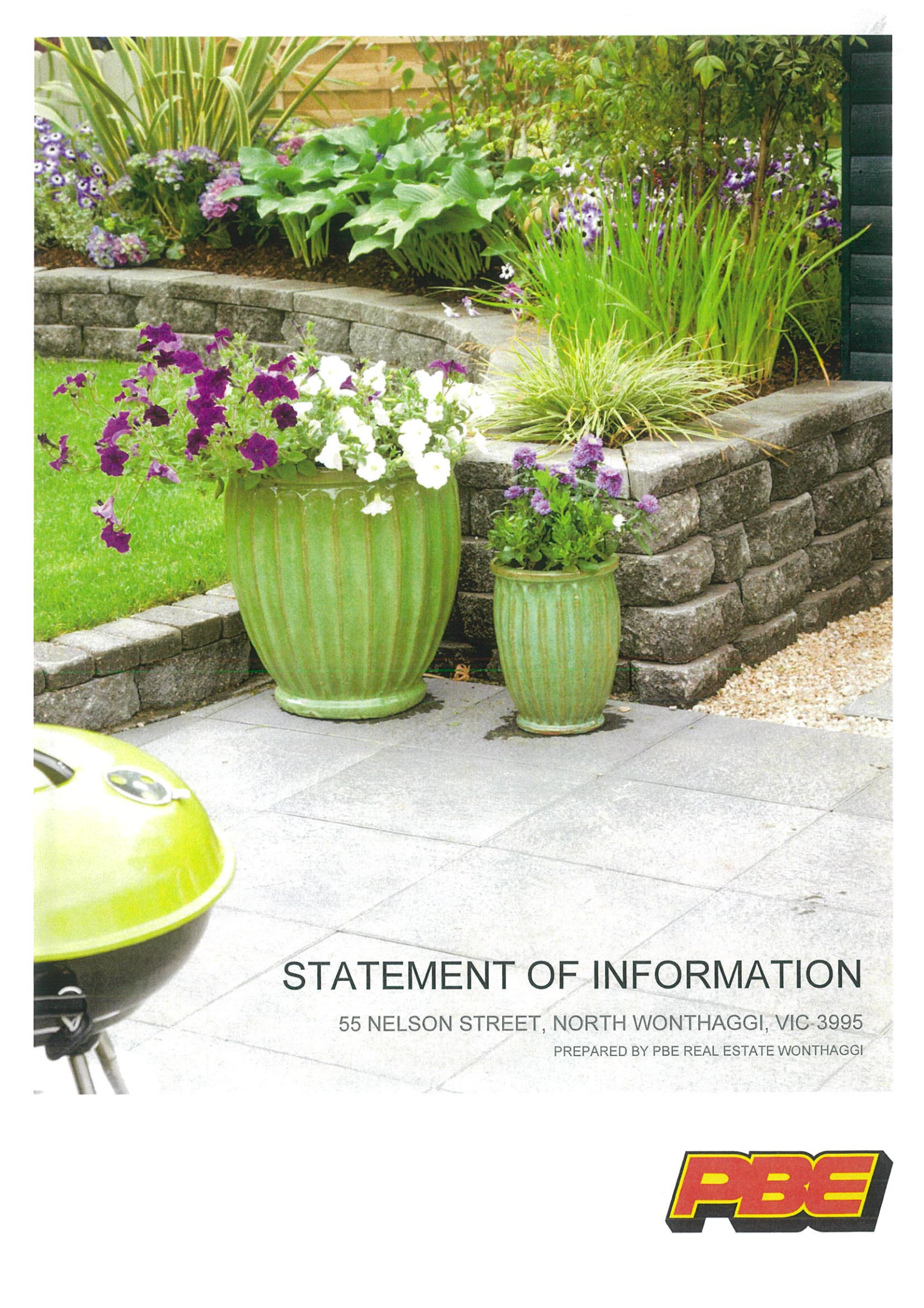




STATEMENT OF INFORMATION

55 NELSON STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 NELSON STREET, NORTH



Indicative Selling Price

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

Price Range: **\$ 475,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$386,500

01 April 2018 to 31 March 2019

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.



42 TOORAK ST, NORTH WONTHAGGI, VIC



Sale Price

***\$499,000**

Sale Date: 14/02/2019

Distance from Property: 276m



36 KINGSTON RD, NORTH WONTHAGGI, VIC



Sale Price

***\$435,000**

Sale Date: 05/03/2019

Distance from Property: 436m



30 TOORAK ST, NORTH WONTHAGGI, VIC



Sale Price

\$525,000

Sale Date: 12/03/2019

Distance from Property: 385m



This report has been compiled on 13/05/2019 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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