

# STATEMENT OF INFORMATION

1/1 GORDON STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI

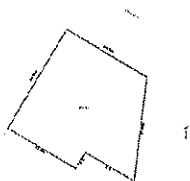


**PBE**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/1 GORDON STREET, NORTH**

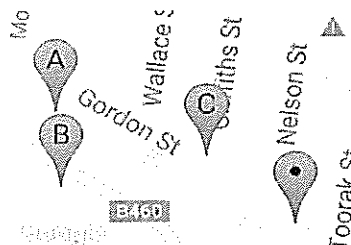
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**Indicative Selling Price**

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

**Price Range: 249,999 to 249,000**

## MEDIAN SALE PRICE



**NORTH WONTHAGGI, VIC, 3995**

**Suburb Median Sale Price (Unit)**

**\$224,002**

01 July 2016 to 30 June 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.



**2/55 GORDON ST, NORTH WONTHAGGI, VIC**

3 1 2

**Sale Price**

**\$236,000**

Sale Date: 06/04/2016

Distance from Property: 456m



**1/183 WHITE RD, WONTHAGGI, VIC 3995**

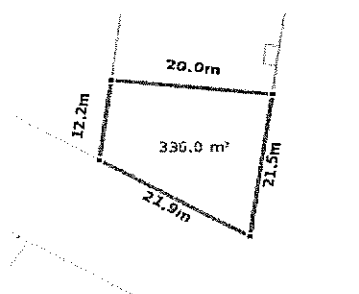
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**Sale Price**

**\$232,000**

Sale Date: 18/11/2016

Distance from Property: 401m



**1/18 GORDON ST, NORTH WONTHAGGI, VIC**

2 1 2

**Sale Price**

**\$209,000**

Sale Date: 15/06/2016

Distance from Property: 196m



This report has been compiled on 19/09/2017 by PBE Real Estate Wonthaggi, Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

1/1 GORDON STREET, NORTH WONTHAGGI, VIC 3995

#### Indicative selling price

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

Price Range: 249,999 to 249,000

#### Median sale price

Median price

\$224,002

House

Unit

X

Suburb

NORTH  
WONTHAGGI

Period

01 July 2016 to 30 June 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
2/55 GORDON ST, NORTH WONTHAGGI, VIC 3995	\$236,000	06/04/2016
1/183 WHITE RD, WONTHAGGI, VIC 3995	\$232,000	18/11/2016
1/18 GORDON ST, NORTH WONTHAGGI, VIC 3995	\$209,000	15/06/2016