



## **STATEMENT OF INFORMATION**

20 CUTTLERS CIRCUIT, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



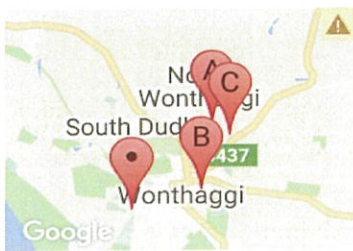
**20 CUTTLERS CIRCUIT, WONTHAGGI, VIC** - - -

### Indicative Selling Price

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

Single Price: **\$190,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (Vacant Land)

**\$147,500**

01 April 2017 to 31 March 2018

Provided by:

## 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.



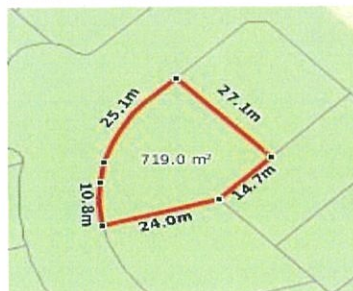
**149 WENTWORTH RD, NORTH WONTHAGGI,** - - -

Sale Price

**\$159,000**

Sale Date: 03/12/2017

Distance from Property: 3.4km



**3 CLEAR VIEW, WONTHAGGI, VIC 3995** - - -

Sale Price

**\$189,500**

Sale Date: 18/12/2017

Distance from Property: 2km



**7 MCMAHON WAY, NORTH WONTHAGGI, VIC** - - -

Sale Price

**\$155,000**

Sale Date: 05/01/2018

Distance from Property: 3.4km



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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

20 CUTTLERS CIRCUIT, 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:

\$190,000

### Median sale price

Median price

\$147,500

House

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
149 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995	\$159,000	03/12/2017
3 CLEAR VIEW, WONTHAGGI, VIC 3995	\$189,500	18/12/2017
7 MCMAHON WAY, NORTH WONTHAGGI, VIC 3995	\$155,000	05/01/2018