



## STATEMENT OF INFORMATION

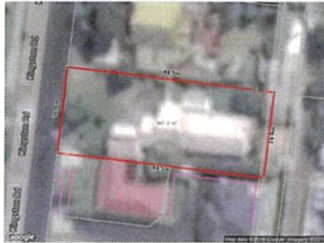
20 KINGSTON ROAD, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 20 KINGSTON ROAD, NORTH

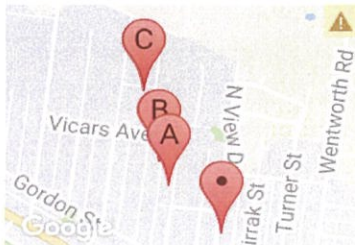
3 bedrooms, 1 bathroom, 1 car

#### Indicative Selling Price

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

Price Range: **\$449,000 to \$449,000**

## MEDIAN SALE PRICE



### NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

**\$324,500**

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.



### 31 TOORAK ST, NORTH WONTHAGGI, VIC

3 bedrooms, 2 bathrooms, 4 cars

#### Sale Price

**\*\*\$400,000**

Sale Date: 30/04/2018

Distance from Property: 249m



### 38 NELSON ST, NORTH WONTHAGGI, VIC

3 bedrooms, 2 bathrooms, 2 cars

#### Sale Price

**\$440,000**

Sale Date: 10/02/2018

Distance from Property: 340m



### 10 LANGLEY WAY, NORTH WONTHAGGI, VIC

3 bedrooms, 2 bathrooms, 2 cars

#### Sale Price

**\$445,000**

Sale Date: 27/01/2018

Distance from Property: 587m



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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 KINGSTON ROAD, 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:

\$449,000 to \$449,000

### Median sale price

Median price

\$324,500

House

☒

Unit

☐

Suburb

NORTH  
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
31 TOORAK ST, NORTH WONTHAGGI, VIC 3995	**\$400,000	30/04/2018
38 NELSON ST, NORTH WONTHAGGI, VIC 3995	\$440,000	10/02/2018
10 LANGLEY WAY, NORTH WONTHAGGI, VIC 3995	\$445,000	27/01/2018