



## STATEMENT OF INFORMATION

14 HULL STREET, SOUTH DUDLEY, VIC

PREPARED BY PBE REAL ESTATE WONTHAGGI



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 HULL STREET, SOUTH DUDLEY, VIC**

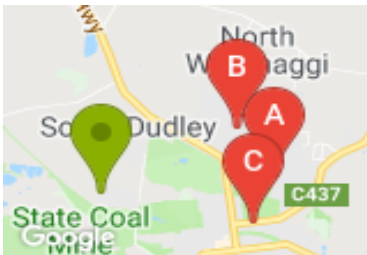
2 1 1

### Indicative Selling Price

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

Single Price: **\$229,000**

## MEDIAN SALE PRICE



**SOUTH DUDLEY, VIC, 3995**

Suburb Median Sale Price (House)

**\$245,000**

01 July 2017 to 30 June 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.



**11 PARKES ST, NORTH WONTHAGGI, VIC 3995**

2 1 1

### Sale Price

**\*\$252,500**

Sale Date: 11/07/2018

Distance from Property: 2.2km



**39 NELSON ST, NORTH WONTHAGGI, VIC**

2 1 1

### Sale Price

**\$180,000**

Sale Date: 26/03/2018

Distance from Property: 2km



**42 KORUMBURRA RD, WONTHAGGI, VIC 3995**

2 1 1

### Sale Price

**\$239,000**

Sale Date: 05/02/2018

Distance from Property: 2km



This report has been compiled on 02/08/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [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

14 HULL STREET, SOUTH DUDLEY, VIC

Indicative selling price

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

Single Price:

\$229,000

Median sale price

Median price

\$245,000

House

X

Unit


Suburb

SOUTH DUDLEY

Period

01 July 2017 to 30 June 2018

Source



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
11 PARKES ST, NORTH WONTHAGGI, VIC 3995	*\$252,500	11/07/2018
39 NELSON ST, NORTH WONTHAGGI, VIC 3995	\$180,000	26/03/2018
42 KORUMBURRA RD, WONTHAGGI, VIC 3995	\$239,000	05/02/2018