



# STATEMENT OF INFORMATION

3 OLD RIFLE RANGE ROAD, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



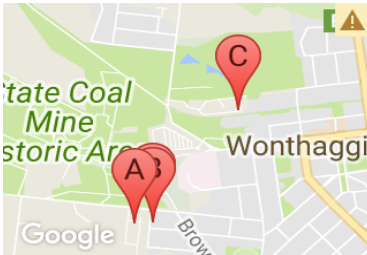
**3 OLD RIFLE RANGE ROAD, WONTHAGGI,** - - -

### Indicative Selling Price

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

Price Range: **\$349,000 to \$349,000**

## MEDIAN SALE PRICE



### WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

**\$289,000**

01 July 2016 to 30 June 2017

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.



### 4 CUTTLERS CCT, WONTHAGGI, VIC 3995

3 2 1

#### Sale Price

**\$330,000**

Sale Date: 14/06/2016

Distance from Property: 126m



### 5 OLD RIFLE RANGE RD, WONTHAGGI, VIC

2 1 4

#### Sale Price

**\$425,000**

Sale Date: 27/01/2017

Distance from Property: 25m



### 44 SILVEREYE CCT, WONTHAGGI, VIC 3995

4 2 2

#### Sale Price

**\$399,000**

Sale Date: 24/03/2017

Distance from Property: 946m



This report has been compiled on 20/09/2017 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

3 OLD RIFLE RANGE ROAD, 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:

\$349,000 to \$349,000

Median sale price

Median price

\$289,000

House

X

Unit


Suburb

WONTHAGGI

Period

01 July 2016 to 30 June 2017

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
4 CUTTLERS CCT, WONTHAGGI, VIC 3995	\$330,000	14/06/2016
5 OLD RIFLE RANGE RD, WONTHAGGI, VIC 3995	\$425,000	27/01/2017
44 SILVEREYE CCT, WONTHAGGI, VIC 3995	\$399,000	24/03/2017