



# STATEMENT OF INFORMATION

115 REED CRESCENT, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**115 REED CRESCENT, WONTHAGGI, VIC**

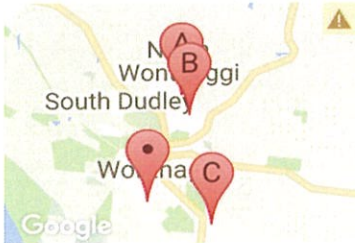
3 2 2

**Indicative Selling Price**

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

**Single Price:** **\$575,000**

## MEDIAN SALE PRICE



**WONTHAGGI, VIC, 3995**

**Suburb Median Sale Price (House)**

**\$282,000**

01 October 2016 to 30 September 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.



**4 CANARY WAY, NORTH WONTHAGGI, VIC**

4 2 2

**Sale Price**

**\*\$520,000**

Sale Date: 06/11/2017

Distance from Property: 3.3km



**93 WENTWORTH RD, NORTH WONTHAGGI,**

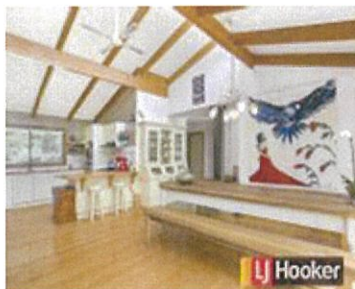
4 2 2

**Sale Price**

**\$510,000**

Sale Date: 18/07/2017

Distance from Property: 2.8km



**26 BOYD ST, WONTHAGGI, VIC 3995**

6 3 6

**Sale Price**

**\*\$611,500**

Sale Date: 05/10/2017

Distance from Property: 1.8km



This report has been compiled on 29/12/2017 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

115 REED CRESCENT, 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:

\$575,000

### Median sale price

Median price

\$282,000

House

☒

Unit

☐

Suburb

WONTHAGGI

Period

01 October 2016 to 30 September 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 |
|--|------------|--------------|
| 4 CANARY WAY, NORTH WONTHAGGI, VIC 3995    | *\$520,000 | 06/11/2017   |
| 93 WENTWORTH RD, NORTH WONTHAGGI, VIC 3995 | \$510,000  | 18/07/2017   |
| 26 BOYD ST, WONTHAGGI, VIC 3995            | *\$611,500 | 05/10/2017   |