



# STATEMENT OF INFORMATION

36 SILVEREYE CCT, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**FOR SALE**

**heartlands**  
WONTHAGGI

- PREMIERE 50 LOT RESIDENTIAL ESTATE
- PRIME LIFESTYLE LOCATION
- RAIL TRAIL DIRECTLY CONNECTING TO WONTHAGGI CBD
- ADJOINS WONTHAGGI PLAZA & WETLANDS RESERVE

BE ONE OF THE FIRST TO EXPERIENCE THE TRANQUILITY OF THIS BEAUTIFUL SANCTUARY

**LJ Hooker** 5672 5558  
LJ Hooker Wonthaggi  
33 Middle Avenue, Wonthaggi

### 36 SILVEREYE CCT, WONTHAGGI, VIC

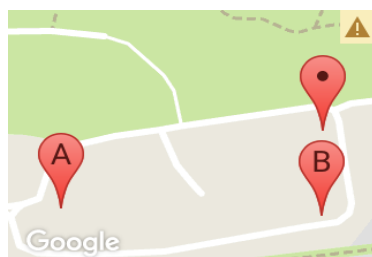
3 2 2

#### Indicative Selling Price

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

Single Price: **\$395,000**

## MEDIAN SALE PRICE



### WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

**\$289,000**

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



### 4 SILVEREYE CCT, WONTHAGGI, VIC 3995

4 2 2

Sale Price

**\$435,000**

Sale Date: 05/07/2017

Distance from Property: 222m



### 44 SILVEREYE CCT, WONTHAGGI, VIC 3995

4 2 2

Sale Price

**\$399,000**

Sale Date: 24/03/2017

Distance from Property: 75m



This report has been compiled on 23/09/2017 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

36 SILVEREYE CCT, 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:

\$395,000

Median sale price

Median price

\$289,000

House

X

Unit


Suburb

WONTHAGGI

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
4 SILVEREYE CCT, WONTHAGGI, VIC 3995	\$435,000	05/07/2017
44 SILVEREYE CCT, WONTHAGGI, VIC 3995	\$399,000	24/03/2017