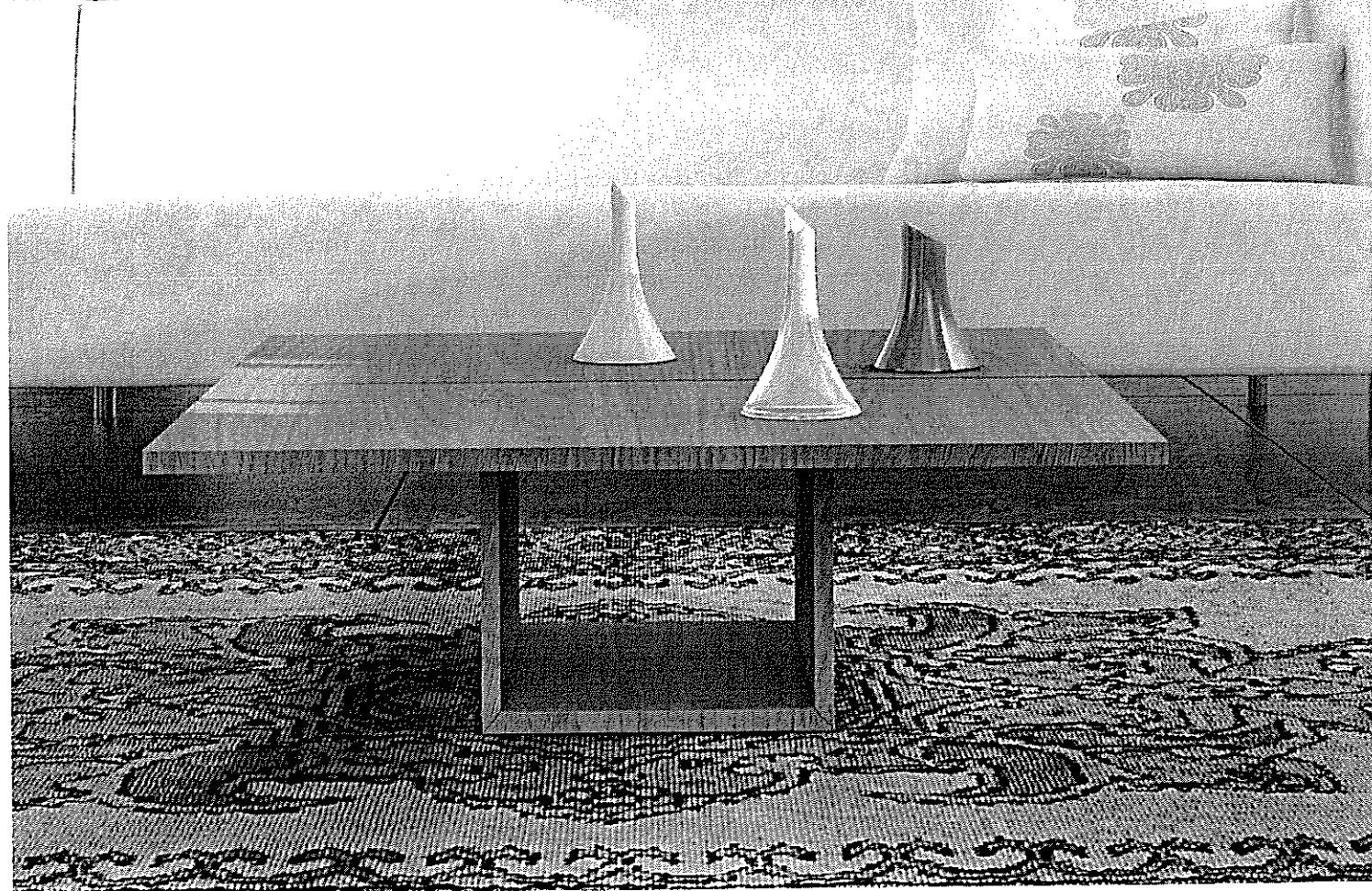


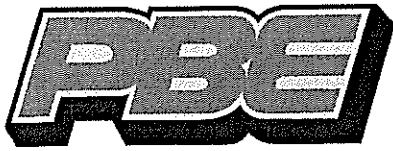
# STATEMENT OF INFORMATION

12 GRIFFITHS STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI

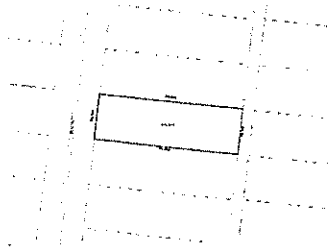


**PBE**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 GRIFFITHS STREET, NORTH**

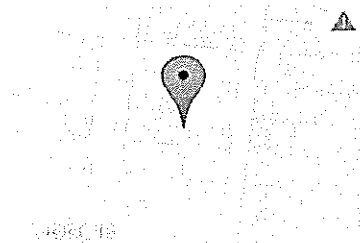
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Indicative Selling Price

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

Price Range: **\$130,000 to \$130,000**

## MEDIAN SALE PRICE



**NORTH WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (Other)

01 July 2016 to 30 June 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.



**37 VICARS AVE, NORTH WONTHAGGI, VIC**

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Sale Price

**\*\$134,000**

Sale Date: 20/02/2017

Distance from Property: 242m



**31 VICARS AVE, NORTH WONTHAGGI, VIC**

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Sale Price

**\*\$132,500**

Sale Date: 16/03/2017

Distance from Property: 242m



**39 VICARS AVE, NORTH WONTHAGGI, VIC**

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Sale Price

**\*\$133,000**

Sale Date: 27/04/2017

Distance from Property: 242m

This report has been compiled on 04/08/2017 by PBE Real Estate Wonthaggi, Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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