

# STATEMENT OF INFORMATION

12 KIRRAK STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



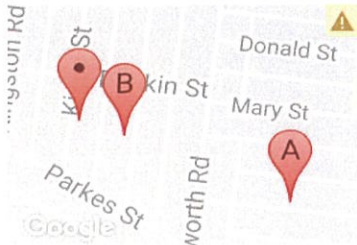
**12 KIRRAK STREET, NORTH WONTHAGGI,**  4  2  1

### Indicative Selling Price

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

Single Price: **\$319,000**

## MEDIAN SALE PRICE



**NORTH WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$295,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**13 HENRY ST, NORTH WONTHAGGI, VIC 3995**  4  2  3

Sale Price

**\*\$397,000**

Sale Date: 24/11/2017

Distance from Property: 386m



**13 TURNER ST, NORTH WONTHAGGI, VIC**  3  1  1

Sale Price

**\*\$279,000**

Sale Date: 29/11/2017

Distance from Property: 82m



This report has been compiled on 10/01/2018 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

12 KIRRAK STREET, NORTH 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:

\$319,000

#### Median sale price

Median price

\$295,000

House

X

Unit

Suburb

NORTH  
WONTHAGGI

Period

01 January 2017 to 31 December  
2017

Source

  
pricefinder

#### 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
13 HENRY ST, NORTH WONTHAGGI, VIC 3995	*\$397,000	24/11/2017
13 TURNER ST, NORTH WONTHAGGI, VIC 3995	*\$279,000	29/11/2017