

## STATEMENT OF INFORMATION

3/1 CARL STREET, SOUTH DUDLEY, VIC 3995

PREPARED BY PBE REAL ESTATE , 38-40 MCBRIDE AVE, WONTHAGGI VIC 3995

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/1 CARL STREET, SOUTH DUDLEY, VIC**

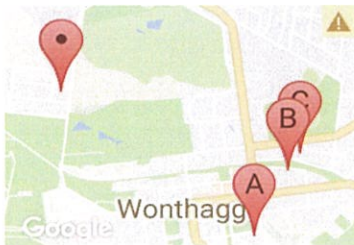
2 1 1

### Indicative Selling Price

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

Single Price: **\$299,000**

## MEDIAN SALE PRICE



**SOUTH DUDLEY, VIC, 3995**

Suburb Median Sale Price (Unit)

**\$235,000**

01 April 2017 to 31 March 2018

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.



**4/3 BAILLIEU ST, WONTHAGGI, VIC 3995**

2 1 1

Sale Price

**\$255,000**

Sale Date: 25/04/2018

Distance from Property: 1.7km



**1/12 BENT ST, WONTHAGGI, VIC 3995**

2 1 1

Sale Price

**\$300,000**

Sale Date: 19/01/2018

Distance from Property: 1.6km



**3/33 FINCHER ST, WONTHAGGI, VIC 3995**

2 1 1

Sale Price

**\$319,000**

Sale Date: 21/12/2017

Distance from Property: 1.7km



This report has been compiled on 04/06/2018 by PBE Real Estate Venus Bay. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

3/1 CARL STREET, SOUTH DUDLEY, 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:

\$299,000

### Median sale price

Median price

\$235,000

House

Unit

X

Suburb

SOUTH DUDLEY

Period

01 April 2017 to 31 March 2018

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
4/3 BAILLIEU ST, WONTHAGGI, VIC 3995	\$255,000	25/04/2018
1/12 BENT ST, WONTHAGGI, VIC 3995	\$300,000	19/01/2018
3/33 FINCHER ST, WONTHAGGI, VIC 3995	\$319,000	21/12/2017