



STATEMENT OF INFORMATION

27 KIRPAK STREET, NORTH WONTHAGGI, VIC 3005



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 KIRRAK STREET, NORTH WONTHAGGI, 2 1 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$369,000 to \$369,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$325,000

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.



14 LONGSTAFF ST, NORTH WONTHAGGI, VIC 2 1 2

Sale Price

\$360,000

Sale Date: 03/04/2018

Distance from Property: 181m



82 OXFORD WAY, NORTH WONTHAGGI, VIC 3 1 1

Sale Price

***\$340,000**

Sale Date: 24/05/2018

Distance from Property: 395m



31 TOORAK ST, NORTH WONTHAGGI, VIC 3 2 4

Sale Price

****\$400,000**

Sale Date: 30/04/2018

This report has been compiled on 09/06/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

27 KIRRAK STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$369,000 to \$369,000

Median sale price

Median price

\$325,000

House

X

Unit

Suburb

NORTH
WONTHAGGI

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
14 LONGSTAFF ST, NORTH WONTHAGGI, VIC 3995	\$360,000	03/04/2018
82 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$340,000	24/05/2018
31 TOORAK ST, NORTH WONTHAGGI, VIC 3995	**\$400,000	30/04/2018