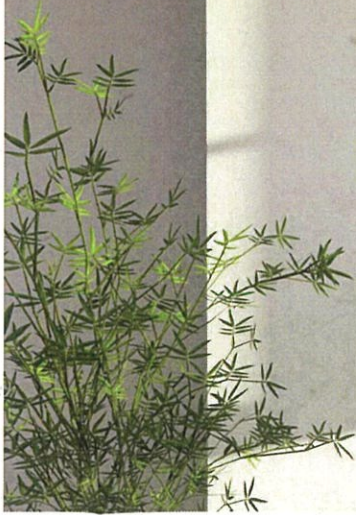


STATEMENT OF INFORMATION

35 FINCHER STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 FINCHER STREET, WONTHAGGI, VIC

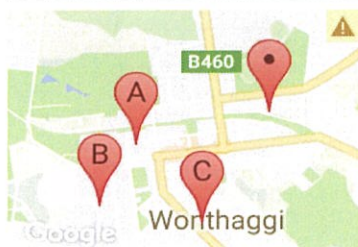
3 1 2

Indicative Selling Price

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

Single Price: **\$259,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$280,000

01 October 2016 to 30 September 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.



55 MURRAY ST, WONTHAGGI, VIC 3995

3 1 1

Sale Price

***\$297,000**

Sale Date: 15/12/2017

Distance from Property: 932m



1 EASTON ST, WONTHAGGI, VIC 3995

3 1 3

Sale Price

***\$239,000**

Sale Date: 04/12/2017

Distance from Property: 1.3km



8 DUNN ST, WONTHAGGI, VIC 3995

3 1 1

Sale Price

***\$249,000**

Sale Date: 02/11/2017

Distance from Property: 936m



This report has been compiled on 20/12/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

35 FINCHER STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$259,000

Median sale price

Median price

\$280,000

House

X

Unit

Suburb

WONTHAGGI

Period

01 October 2016 to 30 September 2017

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
55 MURRAY ST, WONTHAGGI, VIC 3995	*\$297,000	15/12/2017
1 EASTON ST, WONTHAGGI, VIC 3995	*\$239,000	04/12/2017
8 DUNN ST, WONTHAGGI, VIC 3995	*\$249,000	02/11/2017