

STATEMENT OF INFORMATION

21 GORDON STREET, NORTH WONTHAGGI, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 GORDON STREET, NORTH

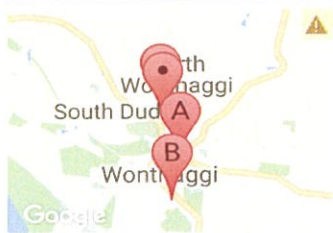
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Indicative Selling Price

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

Single Price: **\$229,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$270,000

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.



24 BENT ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$226,000**

Sale Date: 12/07/2017

Distance from Property: 1.4km



17 STEWART ST, WONTHAGGI, VIC 3995

2 1 -

Sale Price

\$208,000

Sale Date: 27/06/2017

Distance from Property: 2.6km



22 WALLACE ST, NORTH WONTHAGGI, VIC

2 1 1

Sale Price

\$224,000

Sale Date: 17/02/2017

Distance from Property: 286m



This report has been compiled on 16/08/2017 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

21 GORDON STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$229,000

Median sale price

Median price

\$270,000

House

X

Unit


Suburb

NORTH WONTHAGGI

Period

01 July 2016 to 30 June 2017

Source



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
24 BENT ST, WONTHAGGI, VIC 3995	*\$226,000	12/07/2017
17 STEWART ST, WONTHAGGI, VIC 3995	\$208,000	27/06/2017
22 WALLACE ST, NORTH WONTHAGGI, VIC 3995	\$224,000	17/02/2017