



STATEMENT OF INFORMATION

2/3 WALLACE STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/3 WALLACE STREET, NORTH

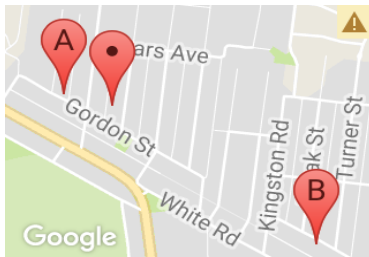
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Indicative Selling Price

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

Single Price: \$249,000

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$271,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



44 GORDON ST, NORTH WONTHAGGI, VIC

4 1 1

Sale Price

***\$259,000**

Sale Date: 01/05/2017

Distance from Property: 160m



23 PARKES ST, NORTH WONTHAGGI, VIC 3995

2 1 1

Sale Price

***\$193,000**

Sale Date: 24/05/2017

Distance from Property: 825m



This report has been compiled on 31/08/2017 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

2/3 WALLACE STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$249,000

Median sale price

Median price

\$271,000

House

X

Unit


Suburb

NORTH WONTHAGGI

Period

01 July 2016 to 30 June 2017

Source



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
44 GORDON ST, NORTH WONTHAGGI, VIC 3995	*\$259,000	01/05/2017
23 PARKES ST, NORTH WONTHAGGI, VIC 3995	*\$193,000	24/05/2017