

STATEMENT OF INFORMATION

56 NELSON STREET, NORTH WONTHAGGI, VIC 3995

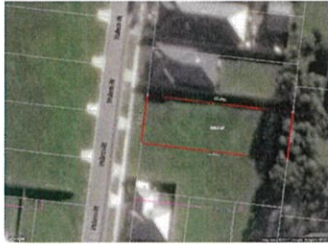
PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 NELSON STREET, NORTH WONTHAGGI

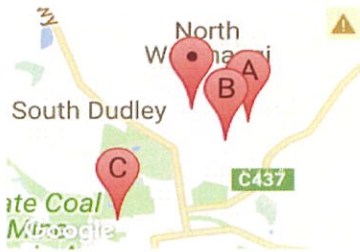
3 2 2

Indicative Selling Price

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

\$385,000 to \$389,000

SUBURB MEDIAN



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$258,000

01 April 2016 to 31 March 2017

Provided by:

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.



47 OXFORD WAY, NORTH WONTHAGGI, VIC

3 2 2

Sale Price

***\$369,500**

Sale Date: 17/05/2017

Distance from Property: 786m



32 TURNER ST, NORTH WONTHAGGI, VIC

3 2 4

Sale Price

***\$415,000**

Sale Date: 16/05/2017

Distance from Property: 646m



20 SILVEREYE CCT, WONTHAGGI, VIC 3995

3 2 2

Sale Price

***\$439,000**

Sale Date: 23/02/2017

Distance from Property: 1.9km



This report has been compiled on 13/06/2017 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

56 NELSON STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price / Range

\$385,000 to \$389,000

Median sale price

Median price

\$258,000

House

X

Unit

Suburb

NORTH
WONTHAGGI

Period

01 April 2016 to 31 March 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
47 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$369,500	17/05/2017
32 TURNER ST, NORTH WONTHAGGI, VIC 3995	*\$415,000	16/05/2017
20 SILVEREYE CCT, WONTHAGGI, VIC 3995	*\$439,000	23/02/2017