



# STATEMENT OF INFORMATION

38A MERRIN CRESCENT, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**38A MERRIN CRESCENT, WONTHAGGI,**

4 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$179,000**

## SUBURB MEDIAN



**WONTHAGGI, VIC, 3995**

Suburb Median Sale Price (House)

**\$280,000**

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.



**24 BILLSON ST, WONTHAGGI, VIC 3995**

3 1 2

### Sale Price

**\*\$212,000**

Sale Date: 16/05/2017

Distance from Property: 561m



**17 STEWART ST, WONTHAGGI, VIC 3995**

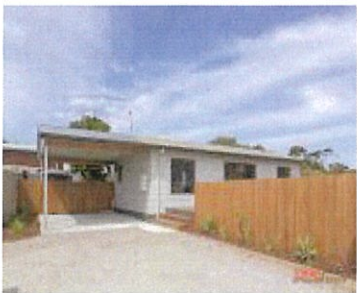
3 1 -

### Sale Price

**\*\$208,000**

Sale Date: 11/04/2017

Distance from Property: 440m



**73 MERRIN CRES, WONTHAGGI, VIC 3995**

3 1 1

### Sale Price

**\*\$249,000**

Sale Date: 10/04/2017

Distance from Property: 484m



This report has been compiled on 25/05/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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1/24 GRAHAM ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

**\*\$181,000**

Sale Date: 14/05/2017

Distance from Property: 926m



3/1 KING ST, WONTHAGGI, VIC 3995

2 1 1

Sale Price

**\*\$195,000**

Sale Date: 30/03/2017

Distance from Property: 591m



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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

38A MERRIN CRESCENT, WONTHAGGI, VIC 3995

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$179,000

### Median sale price

Median price

\$280,000

House

☒

Unit

☐

Suburb

WONTHAGGI

Period

01 April 2016 to 31 March 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 BILLSON ST, WONTHAGGI, VIC 3995	*\$212,000	16/05/2017
17 STEWART ST, WONTHAGGI, VIC 3995	*\$208,000	11/04/2017
73 MERRIN CRES, WONTHAGGI, VIC 3995	*\$249,000	10/04/2017
1/24 GRAHAM ST, WONTHAGGI, VIC 3995	*\$181,000	14/05/2017

3/1 KING ST, WONTHAGGI, VIC 3995	*\$195,000	30/03/2017
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