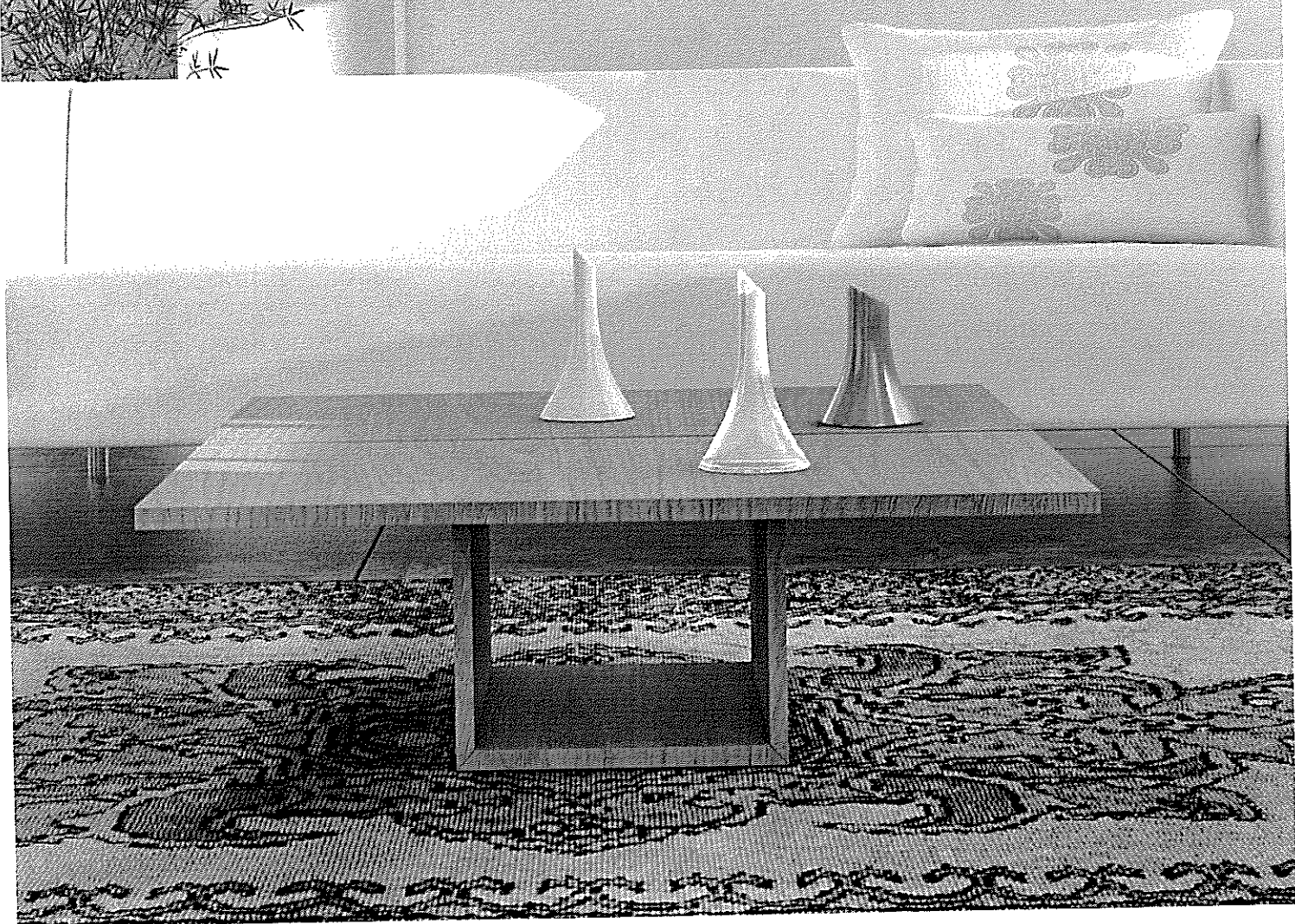


STATEMENT OF INFORMATION

3 CLEAR VIEW, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



PBE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 CLEAR VIEW, WONTHAGGI, VIC 3995

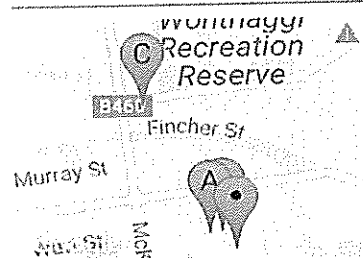


Indicative Selling Price

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

Price Range: **\$189,000 to \$189,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Vacant Land)

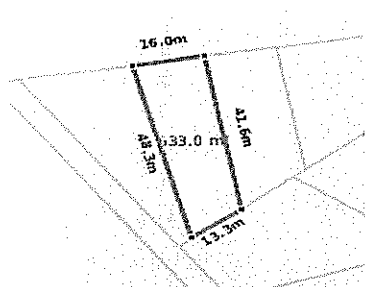
\$147,000

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.



31 WATT ST, WONTHAGGI, VIC 3995

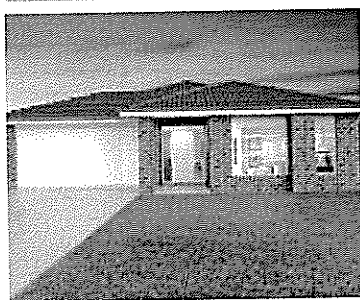


Sale Price

\$157,500

Sale Date: 13/08/2016

Distance from Property: 106m



2 FAHEY ST, WONTHAGGI, VIC 3995

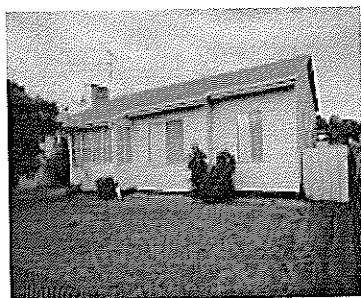


Sale Price

\$200,000

Sale Date: 01/12/2016

Distance from Property: 81m



20 KORUMBURRA RD, WONTHAGGI, VIC 3995



Sale Price

***\$145,000**

Sale Date: 22/02/2017

Distance from Property: 616m



This report has been compiled on 12/09/2017 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

3 CLEAR VIEW, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$189,000 to \$189,000

Median sale price

Median price

\$147,000

House

X

Unit

Suburb

WONTHAGGI

Period

01 July 2016 to 30 June 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
31 WATT ST, WONTHAGGI, VIC 3995	\$157,500	13/08/2016
2 FAHEY ST, WONTHAGGI, VIC 3995	\$200,000	01/12/2016
20 KORUMBURRA RD, WONTHAGGI, VIC 3995	*\$145,000	22/02/2017