



STATEMENT OF INFORMATION

3/8 BENT STREET, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



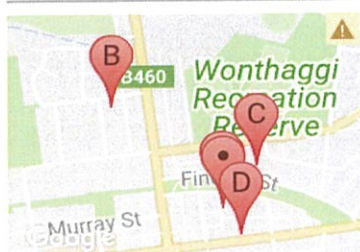
3/8 BENT STREET, WONTHAGGI, VIC 3995  3  -  -

Indicative Selling Price

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

Single Price: **\$345,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$258,750

01 January 2017 to 31 December 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.



2/8 BENT ST, WONTHAGGI, VIC 3995

 3  2  2

Sale Price

***\$349,000**

Sale Date: 15/11/2017

Distance from Property: 20m



2/5 POPLAR ST, WONTHAGGI, VIC 3995

 2  1  1

Sale Price

***\$237,500**

Sale Date: 15/03/2018

Distance from Property: 533m



3/33 FINCHER ST, WONTHAGGI, VIC 3995

 2  1  1

Sale Price

***\$319,000**

Sale Date: 08/01/2018

Distance from Property: 194m



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1/26 GRAHAM ST, WONTHAGGI, VIC 3995

 2  1  1

Sale Price

\$281,000

Sale Date: 15/11/2017

Distance from Property: 113m



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

3/8 BENT STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$345,000

Median sale price

Median price

\$258,750

House

Unit

X

Suburb

WONTHAGGI

Period

01 January 2017 to 31 December
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 |
|--------------------------------------|------------|--------------|
| 2/8 BENT ST, WONTHAGGI, VIC 3995 | *\$349,000 | 15/11/2017 |
| 2/5 POPLAR ST, WONTHAGGI, VIC 3995 | *\$237,500 | 15/03/2018 |
| 3/33 FINCHER ST, WONTHAGGI, VIC 3995 | *\$319,000 | 08/01/2018 |
| 1/26 GRAHAM ST, WONTHAGGI, VIC 3995 | \$281,000 | 15/11/2017 |