

STATEMENT OF INFORMATION

10 STEWART STREET, WONTHAGGI, VIC 3895

PREPARED BY P&E REAL ESTATE WONTHAGGI



P&E



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 STEWART STREET, WONTHAGGI, VIC

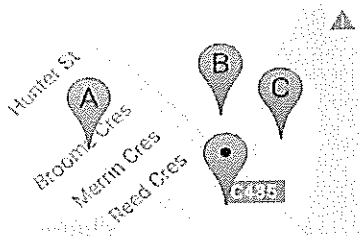
3 1 2

Indicative Selling Price

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

Price Range: **\$340,000 to \$345,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

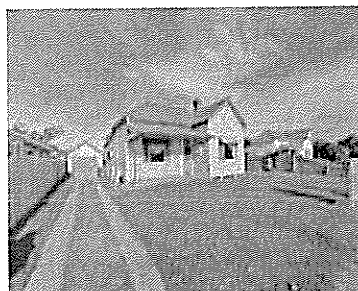
\$289,000

01 July 2016 to 30 June 2017

Provided by: pricfinder

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.



63 BROOME CRES, WONTHAGGI, VIC 3995

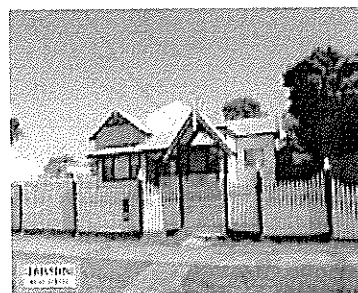
3 2 2

Sale Price

***\$280,000**

Sale Date: 02/08/2017

Distance from Property: 508m



40 REED CRES, WONTHAGGI, VIC 3995

3 2 4

Sale Price

***\$315,000**

Sale Date: 15/07/2017

Distance from Property: 337m



34 MINERS DR, WONTHAGGI, VIC 3995

3 2 4

Sale Price

\$372,500

Sale Date: 10/01/2017

Distance from Property: 308m



This report has been compiled on 22/09/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

10 STEWART STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$340,000 to \$345,000

Median sale price

Median price

\$289,000

House

☒

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
63 BROOME CRES, WONTHAGGI, VIC 3995	*\$280,000	02/08/2017
40 REED CRES, WONTHAGGI, VIC 3995	*\$315,000	15/07/2017
34 MINERS DR, WONTHAGGI, VIC 3995	\$372,500	10/01/2017