



STATEMENT OF INFORMATION

39 NELSON STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 NELSON STREET, NORTH

2 1 1

Indicative Selling Price

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

Single Price: **\$189,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$297,000

01 January 2017 to 31 December 2017

Provided by:

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



4 DONALD ST, NORTH WONTHAGGI, VIC 3995

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Sale Price

\$188,000

Sale Date: 26/10/2017

Distance from Property: 762m



12 CARL ST, SOUTH DUDLEY, VIC 3995

2 2 3

Sale Price

\$180,000

Sale Date: 21/06/2017

Distance from Property: 1.7km



This report has been compiled on 01/03/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

39 NELSON STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$189,000

Median sale price

Median price

\$297,000

House

X

Unit

Suburb

NORTH WONTHAGGI

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
4 DONALD ST, NORTH WONTHAGGI, VIC 3995	\$188,000	26/10/2017
12 CARL ST, SOUTH DUDLEY, VIC 3995	\$180,000	21/06/2017