

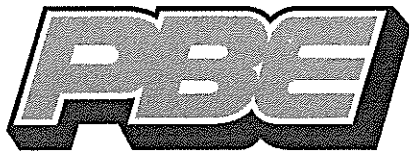
STATEMENT OF INFORMATION

9 HUNTER STREET, AVE

PREPARED BY PBE REAL ESTATE

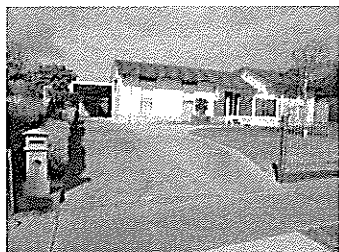


PBE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



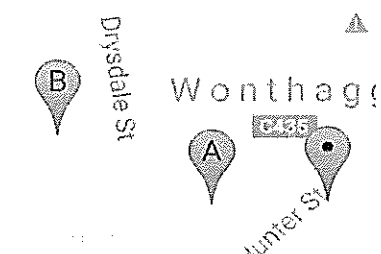
9 HUNTER STREET, WONTHAGGI, VIC

3 bedrooms 1 bathroom 2 car spaces

Indicative Selling Price

Price Range: **\$359,000 to \$359,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$292,500

of All Sold in the Last 12 Months

provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two 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.



27 HAGELTHORN ST, WONTHAGGI, VIC 3995

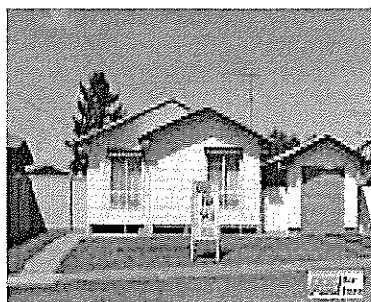
3 bedrooms 1 bathroom 1 car space

Sale Price

***\$300,000**

Sold Date: 12/06/2018

Distance from Property: 1.0km



25 CAMERON ST, WONTHAGGI, VIC 3995

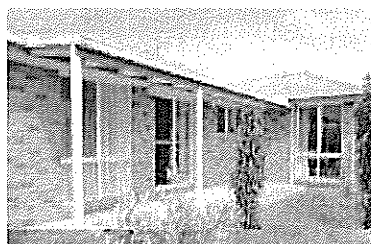
3 bedrooms 1 bathroom 3 car spaces

Sale Price

***\$356,000**

Sold Date: 12/06/2018

Distance from Property: 0.3km



18 DRYSDALE ST, WONTHAGGI, VIC 3995

3 bedrooms 1 bathroom 1 car space

Sale Price

***\$320,000**

Sold Date: 20/06/2018

This report has been compiled on 20/06/2018 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

9 HUNTER STREET, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$359,000 to \$359,000

Median sale price

Median price

\$292,500

House

X

Unit

Suburb

WONTHAGGI

Period

01 April 2017 to 31 March 2018

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
27 HAGELTHORN ST, WONTHAGGI, VIC 3995	*\$300,000	03/05/2018
25 CAMERON ST, WONTHAGGI, VIC 3995	*\$356,000	28/03/2018
18 DRYSDALE ST, WONTHAGGI, VIC 3995	*\$320,000	28/03/2018