

STATEMENT OF INFORMATION

72 HAGELTHORN STREET, WONTHAGGI, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



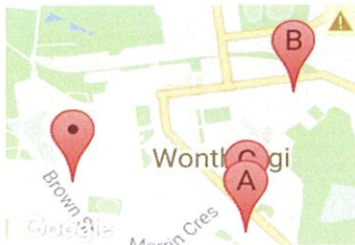
72 HAGELTHORN STREET, WONTHAGGI, 3 - -

Indicative Selling Price

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

Price Range: **\$225,000 to \$225,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$288,000

01 July 2016 to 30 June 2017

Provided by:

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.



9 CALEDONIAN CRES, WONTHAGGI, VIC 3995 3 1 3

Sale Price

***\$251,000**

Sale Date: 01/08/2017

Distance from Property: 1.2km



22 WATT ST, WONTHAGGI, VIC 3995 3 1 1

Sale Price

***\$245,000**

Sale Date: 24/07/2017

Distance from Property: 1.6km



46 BILLSON ST, WONTHAGGI, VIC 3995 3 1 1

Sale Price

***\$231,500**

Sale Date: 13/07/2017

Distance from Property: 1.2km



This report has been compiled on 15/08/2017 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 72 HAGELTHORN STREET, WONTHAGGI, VIC 3995


Indicative selling price

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

Price Range: \$225,000 to \$225,000

Median sale price

Median price \$288,000 House ☒ Unit ☐ Suburb WONTHAGGI

Period 01 July 2016 to 30 June 2017 Source 

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
9 CALEDONIAN CRES, WONTHAGGI, VIC 3995	*\$251,000	01/08/2017
22 WATT ST, WONTHAGGI, VIC 3995	*\$245,000	24/07/2017
46 BILLSON ST, WONTHAGGI, VIC 3995	*\$231,500	13/07/2017