

STATEMENT OF INFORMATION

4 CANARY WAY, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"Kingston Rise Estate—Stage 2"

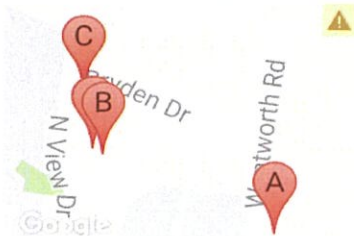
4 CANARY WAY, NORTH WONTHAGGI, VIC 4 2 5

Indicative Selling Price

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

Price Range: **\$520,000 to \$540,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$258,000

01 July 2016 to 30 June 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.



61 OXFORD WAY, NORTH WONTHAGGI, VIC 4 2 2

Sale Price

***\$429,000**

Sale Date: 14/06/2017

Distance from Property: 345m



6 CANARY WAY, NORTH WONTHAGGI, VIC 4 3 3

Sale Price

***\$465,000**

Sale Date: 02/05/2017

Distance from Property: 20m



30 NORTH VIEW DR, NORTH WONTHAGGI, 4 2 6

Sale Price

***\$535,000**

Sale Date: 09/04/2017

Distance from Property: 113m



This report has been compiled on 12/07/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 4 CANARY WAY, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$520,000 to \$540,000

Median sale price

Median price \$258,000

House ☒

Unit ☐

Suburb NORTH 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
61 OXFORD WAY, NORTH WONTHAGGI, VIC 3995	*\$429,000	14/06/2017
6 CANARY WAY, NORTH WONTHAGGI, VIC 3995	*\$465,000	02/05/2017
30 NORTH VIEW DR, NORTH WONTHAGGI, VIC 3995	*\$535,000	09/04/2017