



ALSPAN[®]

BUILDINGS

... - WE DO IT ALL

Sheds • Carports

loss, but with the added
being part of a larger group,
ed management team (i.e
elf, but not by yourself!)



STATEMENT OF INFORMATION

36 INVERLOCH ROAD, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 INVERLOCH ROAD, WONTHAGGI, VIC

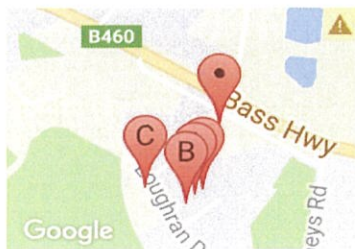
1 1 -

Indicative Selling Price

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

Price Range: **\$449,000 to \$449,000**

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$279,000

01 January 2017 to 31 December 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.

1 ELKIN CRT, WONTHAGGI, VIC 3995

1 1 -



Sale Price

\$275,000

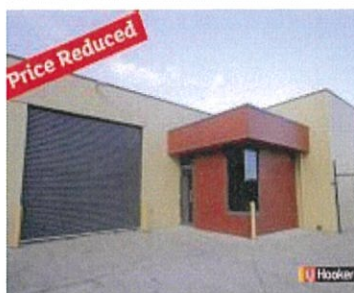
Sale Date: 31/08/2016

Distance from Property: 132m



8 LOUGHRAN DR, WONTHAGGI, VIC 3995

1 1 3



Sale Price

\$203,500

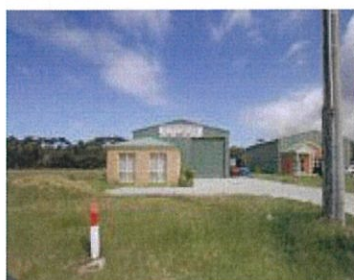
Sale Date: 21/11/2015

Distance from Property: 154m



19 LOUGHRAN DR, WONTHAGGI, VIC 3995

1 1 1



Sale Price

\$400,000

Sale Date: 25/09/2015

Distance from Property: 167m



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1 ELKIN CRT, WONTHAGGI, VIC 3995



Sale Price

\$440,000

Sale Date: 01/09/2016

Distance from Property: 120m



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 36 INVERLOCH ROAD, WONTHAGGI, VIC 3995

Indicative selling price

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

Price Range: \$449,000 to \$449,000

Median sale price

Median price \$279,000 House ☒ Unit ☐ Suburb WONTHAGGI

Period 01 January 2017 to 31 December 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
1 ELKIN CRT, WONTHAGGI, VIC 3995	\$275,000	31/08/2016
8 LOUGHRAN DR, WONTHAGGI, VIC 3995	\$203,500	21/11/2015
19 LOUGHRAN DR, WONTHAGGI, VIC 3995	\$400,000	25/09/2015
1 ELKIN CRT, WONTHAGGI, VIC 3995	\$440,000	01/09/2016