

# STATEMENT OF INFORMATION

116 ARCHIES CREEK ROAD, ARCHIES CREEK, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**116 ARCHIES CREEK ROAD, ARCHIES**

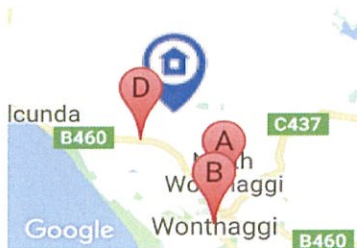
- -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$135,000 to \$140,000**

## SUBURB MEDIAN



**ARCHIES CREEK, VIC, 3995**

**Suburb Median Sale Price (Other)**

01 April 2016 to 31 March 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.



**10 OBRIEN CCT, NORTH WONTHAGGI, VIC**

- -

**Sale Price**

**Price Withheld**

Sale Date: 22/11/2016

Distance from Property: 6.1km



**NORTH VIEW DR, NORTH WONTHAGGI, VIC**

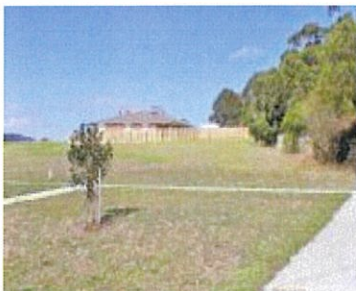
- -

**Sale Price**

**\*\$145,000**

Sale Date: 30/11/2016

Distance from Property: 5.3km



**1 NORTH VIEW DR, NORTH WONTHAGGI, VIC**

4 2 2

**Sale Price**

**\*\$145,000**

Sale Date: 30/11/2016

Distance from Property: 5.4km



This report has been compiled on 18/05/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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.



12, WONTHAGGI, VIC 3995

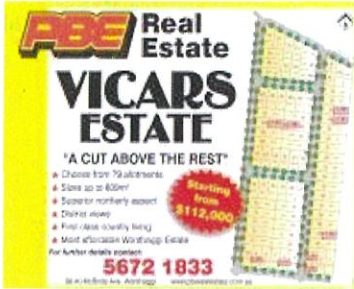


Sale Price

**\*\$134,000**

Sale Date: 30/03/2017

Distance from Property: 6.9km



11, WONTHAGGI, VIC 3995



Sale Price

**\*\$135,500**

Sale Date: 01/05/2017

Distance from Property: 6.9km



49 POWLETT ST, DALYSTON, VIC 3992



Sale Price

**\*\$105,000**

Sale Date: 10/05/2017

Distance from Property: 2.4km



This report has been compiled on 18/05/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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 116 ARCHIES CREEK ROAD, ARCHIES CREEK, VIC 3995


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range \$135,000 to \$140,000

### Median sale price

Median price  House  Unit  Suburb ARCHIES CREEK

Period 01 April 2016 to 31 March 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
10 OBRIEN CCT, NORTH WONTHAGGI, VIC 3995	Price Withheld	22/11/2016
NORTH VIEW DR, NORTH WONTHAGGI, VIC 3995	*\$145,000	30/11/2016
1 NORTH VIEW DR, NORTH WONTHAGGI, VIC 3995	*\$145,000	30/11/2016
12, WONTHAGGI, VIC 3995	*\$134,000	30/03/2017

11, WONTHAGGI, VIC 3995	*\$135,500	01/05/2017
49 POWLETT ST, DALYSTON, VIC 3992	*\$105,000	10/05/2017