



STATEMENT OF INFORMATION

8 DONALD STREET, NORTH WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 DONALD STREET, NORTH WONTHAGGI, 3 2 2

Indicative Selling Price

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

Single Price: **\$339,000**

MEDIAN SALE PRICE



NORTH WONTHAGGI, VIC, 3995

Suburb Median Sale Price (House)

\$297,000

01 January 2017 to 31 December 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.



5 MOREY ST, NORTH WONTHAGGI, VIC 3995 3 1 2

Sale Price

***\$315,000**

Sale Date: 06/02/2018

Distance from Property: 1.3km



3 POPLAR ST, WONTHAGGI, VIC 3995 3 2 4

Sale Price

\$309,000

Sale Date: 16/08/2017

Distance from Property: 1.2km



36 IVOR ST, NORTH WONTHAGGI, VIC 3995 3 1 2

Sale Price

\$324,500

Sale Date: 08/06/2017

Distance from Property: 364m

This report has been compiled on 14/03/2018 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

8 DONALD STREET, NORTH WONTHAGGI, VIC 3995

Indicative selling price

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

Single Price:

\$339,000

Median sale price

Median price

\$297,000

House

Unit

Suburb

NORTH
WONTHAGGI

Period

01 January 2017 to 31 December
2017

Source

pricfinder

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
5 MOREY ST, NORTH WONTHAGGI, VIC 3995	*\$315,000	06/02/2018
3 POPLAR ST, WONTHAGGI, VIC 3995	\$309,000	16/08/2017
36 IVOR ST, NORTH WONTHAGGI, VIC 3995	\$324,500	08/06/2017