



STATEMENT OF INFORMATION

12 STATION STREET, SOUTH DUDLEY, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



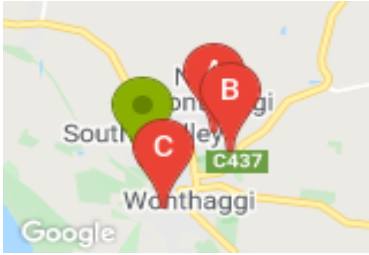
12 STATION STREET, SOUTH DUDLEY, VIC 🏠 3 🚗 1 🚗 3

Indicative Selling Price

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

Single Price: **\$379,000**

MEDIAN SALE PRICE



SOUTH DUDLEY, VIC, 3995

Suburb Median Sale Price (House)

\$345,000

01 January 2019 to 31 December 2019

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.



44 KIRRAK ST, NORTH WONTHAGGI, VIC 3995 🏠 3 🚗 1 🚗 2

Sale Price

***\$365,000**

Sale Date: 26/02/2020

Distance from Property: 2.1km



19 HENRY ST, NORTH WONTHAGGI, VIC 3995 🏠 3 🚗 1 🚗 3

Sale Price

***\$390,000**

Sale Date: 24/02/2020

Distance from Property: 2.3km



14 CAMPBELL ST, WONTHAGGI, VIC 3995 🏠 3 🚗 1 🚗 2

Sale Price

***\$385,000**

Sale Date: 11/02/2020

Distance from Property: 1.3km



This report has been compiled on 02/03/2020 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

12 STATION STREET, SOUTH DUDLEY, VIC 3995

Indicative selling price

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

Single Price: \$379,000


Median sale price

Median price: \$345,000

Property type: House

Suburb: SOUTH DUDLEY

Period: 01 January 2019 to 31 December 2019

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
44 KIRRAK ST, NORTH WONTHAGGI, VIC 3995	*\$365,000	26/02/2020
19 HENRY ST, NORTH WONTHAGGI, VIC 3995	*\$390,000	24/02/2020
14 CAMPBELL ST, WONTHAGGI, VIC 3995	*\$385,000	11/02/2020

This Statement of Information was prepared on: 02/03/2020