Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	338 WHITE ROAD NORTH WONTHAGGI VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$550,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	Suburb	North Wonthaggi
Period-from	01 Jul 2022	to	30 Jun 2023	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
314 WHITE ROAD NORTH WONTHAGGI VIC 3995	$525,000	13-Sep-22
124 WHITE ROAD NORTH WONTHAGGI VIC 3995	$545,000	16-Feb-23
66 WATT STREET WONTHAGGI VIC 3995	$575,000	19-Feb-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 July 2023

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314 WHITE ROAD NORTH WONTHAGGI VIC 3995

4 1 1

Sold Price **$525,000** Sold Date **13-Sep-22**

Distance **0.26km**



124 WHITE ROAD NORTH WONTHAGGI VIC 3995

3 1 1

Sold Price **$545,000** Sold Date **16-Feb-23**

Distance **1.89km**



66 WATT STREET WONTHAGGI VIC 3995

3 1 1

Sold Price **$575,000** Sold Date **19-Feb-23**

Distance **2.8km**

RS = Recent sale **UN** = Undisclosed Sale

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