

# 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 or  
locality and postcode

13 Jenkin Avenue, Wonthaggi Vic 3995

### Indicative selling price

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

Range between \$690,000 & \$710,000

### Median sale price

Median price \$550,000 Property Type House Suburb Wonthaggi

Period - From 02/01/2024 to 01/01/2025 Source Property Data

### 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
1	17 Cuttlers Cirt WONTHAGGI 3995	\$750,000	11/10/2024
2	7 Harmony Gr WONTHAGGI 3995	\$690,000	15/07/2024
3	2 Token St NORTH WONTHAGGI 3995	\$714,000	14/11/2023

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:

02/01/2025 09:06