

## 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

3/33 FINCHER STREET WONTHAGGI VIC 3995

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Wonthaggi

Period-from

01 Jun 2021

to

31 May 2022

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

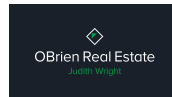
Date of sale

3/13 DOWLING STREET WONTHAGGI VIC 3995	\$549,000	03-Nov-21
3/30 GRAHAM STREET WONTHAGGI VIC 3995	\$520,000	07-Jun-22
3/12 BENT STREET WONTHAGGI VIC 3995	\$480,000	12-Oct-21

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: 09 June 2022



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**3/13 DOWLING STREET  
WONTHAGGI VIC 3995**

3 2 2

Sold Price **\$549,000** Sold Date **03-Nov-21**

Distance -



**3/30 GRAHAM STREET  
WONTHAGGI VIC 3995**

2 1 1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **07-Jun-22**

Distance **0.25km**



**3/12 BENT STREET WONTHAGGI  
VIC 3995**

2 1 1

Sold Price **\$480,000** Sold Date **12-Oct-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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