

# 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

Lot 518, Powlett Ridge, Wonthaggi

### 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

\$295,000

or range between

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&

\$

### Median sale price

Median price

\$255,285

Property type

Land

Suburb

Wonthaggi

Period - From

Jan-21

to

Jul-21

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
58 Silvereys Circuit, Wonthaggi VIC 3995	\$290,000	22-Mar-21
22 Silvereys Circuit, Wonthaggi VIC 3995	\$285,000	08-Apr-21
33 Botanic Drive, Wonthaggi VIC 3995	\$280,000	06-May-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:

November-2021