

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

11 MOREY STREET 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,000

Property type

House

Suburb

North Wonthaggi

Period-from

01 Oct 2022

to

30 Sep 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

6 FULLER ROAD NORTH WONTHAGGI VIC 3995	\$595,000	28-Apr-23
15 GRIFFITHS STREET NORTH WONTHAGGI VIC 3995	\$565,000	13-Mar-23
41 PARKES STREET NORTH WONTHAGGI VIC 3995	\$599,000	11-Jul-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: 19 October 2023



6 FULLER ROAD NORTH WONTHAGGI VIC 3995

 3  2  5

Sold Price

RS

\$595,000

Sold Date

28-Apr-23

Distance

0.29km


15 GRIFFITHS STREET NORTH WONTHAGGI VIC 3995

 3  2  4

Sold Price

\$565,000

Sold Date

13-Mar-23

Distance

0.37km


41 PARKES STREET NORTH WONTHAGGI VIC 3995

 4  2  1

Sold Price

\$599,000

Sold Date

11-Jul-23

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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