

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

2/11 PARKES 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

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

76 WHALEBONE BOULEVARD WONTHAGGI VIC 3995	575000	24-Oct-24
2 KINGSTON ROAD NORTH WONTHAGGI VIC 3995	590000	10-Jun-25
5B LYNTHURST STREET NORTH WONTHAGGI VIC 3995	535000	25-Jul-24

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: 20 June 2025

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**76 WHALEBONE BOULEVARD
WONTHAGGI VIC 3995**

 3  2  2

Sold Price

575000 Sold Date **24-Oct-24**

Distance **1.35km**



**2 KINGSTON ROAD NORTH
WONTHAGGI VIC 3995**

 3  2  2

Sold Price

^{RS} **590000** Sold Date **10-Jun-25**

Distance **0.24km**



**5B LYNDBURST STREET NORTH
WONTHAGGI VIC 3995**

 3  2  2

Sold Price

535000 Sold Date **25-Jul-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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