Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property	offorod	for	colo
LIODEIIA	onerea	IUI	Sale

Address Including suburb and postcode	20 LONGSTAFF STREET NORTH WONTHAGGI VIC 3995							
Indicative selling price								
For the meaning of this price	e see consumer.vid	c.gov.au	ı/underquot	ing (*[Delete single pric	e or range	as applicable)	
Single Price	\$670,000		or ran betwe	_		&		
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$522,000	Prop	erty type		House	Suburb	North Wonthaggi	
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Cotality	

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	
5 FAULT CRESCENT NORTH WONTHAGGI VIC 3995	\$680,000	25-Jun-24	
4 BURGAN AVENUE NORTH WONTHAGGI VIC 3995	\$675,000	03-Jan-25	
40 COLLIERY AVENUE NORTH WONTHAGGI VIC 3995	\$680,000	17-May-25	

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: 30 July 2025

