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

27 TOORAK 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	or range between	\$650,000	&	\$685,000
Single Price		\$650,000	&	\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$535,000	Prop	erty type	ty type House		Suburb	North Wonthaggi
Period-from	01 May 2024	to	30 Apr 2	2025	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
80 TURNER STREET NORTH WONTHAGGI VIC 3995	\$695,000	18-Dec-24
92 NELSON STREET NORTH WONTHAGGI VIC 3995	\$710,000	07-May-25
15 OUTLOOK DRIVE WONTHAGGI VIC 3995	\$679,000	30-May-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: 26 May 2025

