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	44 Peverill Crescent, Wonthaggi Vic 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $570,000 & $620,000

Median sale price

Median price $545,000 Property Type House Suburb Wonthaggi

Period - From 01/10/2023 to 30/09/2024 Source REIV

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
1	34 Drysdale St WONTHAGGI 3995	$585,000	06/11/2024
2	12 Willow Ct NORTH WONTHAGGI 3995	$605,000	06/11/2024
3	65 Billson St WONTHAGGI 3995	$630,000	09/10/2024

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: 12/11/2024 08:16

44 Peverill Crescent, Wonthaggi Vic 3995



3 2 2

Property Type: House
Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price
$570,000 - $620,000
Median House Price
Year ending September 2024: $545,000

Comparable Properties



34 Drysdale St WONTHAGGI 3995 (REI)

3 2 2

Price: $585,000
Method: Private Sale
Date: 06/11/2024
Property Type: House

Agent Comments



12 Willow Ct NORTH WONTHAGGI 3995 (REI)

3 2 2

Price: $605,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 729 sqm approx

Agent Comments



65 Billson St WONTHAGGI 3995 (REI)

3 2 8

Price: $630,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 711 sqm approx

Agent Comments

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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