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	154 White Road, North Wonthaggi Vic 3995

Indicative selling price

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

Range between $520,000 & $560,000

Median sale price

Median price $590,000 Property Type House Suburb North 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	166 White Rd NORTH WONTHAGGI 3995	$517,000	01/07/2024
2	14 Cameron St WONTHAGGI 3995	$545,000	16/02/2024
3	46 White Rd WONTHAGGI 3995	$545,000	22/12/2023

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: 14/11/2024 11:11

154 White Road, North Wonthaggi Vic 3995



4 2 6

Property Type: House
Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price
$520,000 - $560,000
Median House Price
Year ending September 2024: $590,000

Comparable Properties



166 White Rd NORTH WONTHAGGI 3995 (REI/VG)

3 2 3

Price: $517,000
Method: Private Sale
Date: 01/07/2024
Property Type: House
Land Size: 751 sqm approx

Agent Comments



14 Cameron St WONTHAGGI 3995 (REI/VG)

3 1 2

Price: $545,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 1009 sqm approx

Agent Comments



46 White Rd WONTHAGGI 3995 (REI)

3 1 3

Price: $545,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 1010 sqm approx

Agent Comments

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

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