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: 165 Wentworth Road, North Wonthaggi Vic 3995

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $528,500 Property Type House Suburb North Wonthaggi

Period - From 01/07/2024 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	189 Wentworth Rd NORTH WONTHAGGI 3995	$685,000	09/07/2024
2	191 Wentworth Rd NORTH WONTHAGGI 3995	$630,000	05/02/2024
3	193 Wentworth Rd NORTH WONTHAGGI 3995	$663,000	15/11/2023

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: 11/11/2024 12:27

165 Wentworth Road, North Wonthaggi Vic 3995



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median House Price
September quarter 2024: $528,500

Comparable Properties



189 Wentworth Rd NORTH WONTHAGGI 3995 (REI/VG)

4 2 2

Agent Comments

Price: $685,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 649 sqm approx



191 Wentworth Rd NORTH WONTHAGGI 3995 (REI/VG)

4 2 2

Agent Comments

Price: $630,000
Method: Private Sale
Date: 05/02/2024
Property Type: House
Land Size: 634 sqm approx



193 Wentworth Rd NORTH WONTHAGGI 3995 (REI/VG)

4 2 2

Agent Comments

Price: $663,000
Method: Private Sale
Date: 15/11/2023
Property Type: House
Land Size: 633 sqm approx

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

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