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	5 Inverloch Road, 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 $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	28 Watt St WONTHAGGI 3995	$525,000	09/10/2024
2	33 Parkes St NORTH WONTHAGGI 3995	$522,000	12/09/2024
3	166 White Rd NORTH WONTHAGGI 3995	$517,000	01/07/2024

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: 06/12/2024 15:18

5 Inverloch Road, Wonthaggi Vic 3995



Property Type:
Agent Comments

Indicative Selling Price
$520,000 - $560,000
Median House Price
Year ending September 2024: $545,000

Comparable Properties



28 Watt St WONTHAGGI 3995 (REI/VG)

3 1 2

Price: $525,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 998 sqm approx

Agent Comments



33 Parkes St NORTH WONTHAGGI 3995 (REI/VG)

3 2 1

Price: $522,000
Method: Private Sale
Date: 12/09/2024
Property Type: House
Land Size: 767 sqm approx

Agent Comments



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

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

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