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	11A CAMPBELL STREET 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	$390,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Wonthaggi
Period-from	01 Feb 2024	to	31 Jan 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
3/13 KING STREET WONTHAGGI VIC 3995	$430,000	28-Oct-24
3/221 GRAHAM STREET WONTHAGGI VIC 3995	$395,000	12-Nov-24
3/53 MURRAY STREET WONTHAGGI VIC 3995	$390,000	15-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: 24 February 2025

OBrien Real Estate Judith Wright
M 03 5952 5100
E sales.cowes@obre.com.au



3/13 KING STREET WONTHAGGI VIC 3995

2 1 1

Sold Price **$430,000** Sold Date **28-Oct-24**

Distance **0.38km**



3/221 GRAHAM STREET WONTHAGGI VIC 3995

2 1 1

Sold Price **$395,000** Sold Date **12-Nov-24**

Distance **0.5km**



3/53 MURRAY STREET WONTHAGGI VIC 3995

2 1 1

Sold Price **$390,000** Sold Date **15-May-24**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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