Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 2b Poplar Street, Wonthaggi Vic 3995 |

## Indicative selling price

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

Range between $430,000 & $460,000

## Median sale price

Median price $395,000 Property Type Unit Suburb Wonthaggi

Period - From 04/02/2024 to 03/02/2025 Source Property Data

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six 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 | 1c Poplar St WONTHAGGI 3995 | $430,000 | 08/01/2025 |
| 2 | 3/13 King St WONTHAGGI 3995 | $430,000 | 31/10/2024 |
| 3 | 2/26-28 Graham St WONTHAGGI 3995 | $410,000 | 31/08/2024 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 04/02/2025 15:31

# 2b Poplar Street, Wonthaggi Vic 3995

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**Indicative Selling Price**
$430,000 - $460,000
**Median Unit Price**
04/02/2024 - 03/02/2025: $395,000



2

**Property Type:** Townhouse (Single)
**Land Size:** 323 sqm approx

Agent Comments

## Comparable Properties



**1c Poplar St WONTHAGGI 3995 (REI)**

2 1 1

**Price:** $430,000
**Method:** Private Sale
**Date:** 08/01/2025
**Property Type:** Unit

Agent Comments



**3/13 King St WONTHAGGI 3995 (REI/VG)**

2 1 1

**Price:** $430,000
**Method:** Private Sale
**Date:** 31/10/2024
**Property Type:** Unit

Agent Comments



**2/26-28 Graham St WONTHAGGI 3995 (REI)**

2 1 1

**Price:** $410,000
**Method:** Private Sale
**Date:** 31/08/2024
**Property Type:** Unit
**Land Size:** 193 sqm approx

Agent Comments



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