

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

2/51 MERRIN CRESCENT 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

or range
between

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

House

Suburb

Wonthaggi

Period-from

01 Jun 2023

to

31 May 2024

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

100 WHITE ROAD NORTH WONTHAGGI VIC 3995	\$410,000	29-Dec-23
80A WENTWORTH ROAD NORTH WONTHAGGI VIC 3995	\$421,000	24-May-24
1A NELSON STREET NORTH WONTHAGGI VIC 3995	\$360,000	18-Mar-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: 05 June 2024

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**100 WHITE ROAD NORTH
WONTHAGGI VIC 3995**

 2  1  1

Sold Price

\$410,000

Sold Date **29-Dec-23**

Distance

2.16km



**80A WENTWORTH ROAD NORTH
WONTHAGGI VIC 3995**

 2  1  1

Sold Price

^{RS} **\$421,000**

Sold Date **24-May-24**

Distance

2.31km



**1A NELSON STREET NORTH
WONTHAGGI VIC 3995**

 2  1  1

Sold Price

^{RS} **\$360,000**

Sold Date **18-Mar-24**

Distance

2.45km

RS = Recent sale

UN = Undisclosed Sale

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