

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

3/11 Turner Street, North Wonthaggi Vic 3995

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$300,000 Property Type Unit Suburb North Wonthaggi

Period - From 26/04/2023 to 25/04/2024 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	3/23 Broome Cr WONTHAGGI 3995	\$445,000	24/04/2024
2	2/137 Mckenzie St WONTHAGGI 3995	\$390,000	20/02/2024
3	4/25-27 South Dudley Rd SOUTH DUDLEY 3995	\$358,000	30/03/2024

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:

26/04/2024 11:04

3/11 Turner Street, North Wonthaggi Vic 3995



Stacey Homicki

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Indicative Selling Price

\$399,000

Median Unit Price

26/04/2023 - 25/04/2024: \$300,000



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/23 Broome Cr WONTHAGGI 3995 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 24/04/2024

Property Type: Unit

Land Size: 300 sqm approx



2/137 Mckenzie St WONTHAGGI 3995 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 20/02/2024

Property Type: Unit

Land Size: 206 sqm approx



4/25-27 South Dudley Rd SOUTH DUDLEY 3995 (REI)

Agent Comments



Price: \$358,000

Method: Private Sale

Date: 30/03/2024

Property Type: Unit

Land Size: 199 sqm approx

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



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