

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

50/

245 GRAHAM STREET WONTHAGGI VIC 3995

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$249,000

or range  
 between

&

**Median sale price**

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Wonthaggi

Period-from

01 May 2023

to

30 Apr 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

Address of comparable property	Price	Date of sale

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: 17 May 2024