

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

8 Civic Way, Wonthaggi Vic 3995

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$520,000 Property Type House Suburb Wonthaggi

Period - From 01/10/2023 to 31/12/2023 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	10 Carbine St NORTH WONTHAGGI 3995	\$656,000	07/02/2024
2	191 Wentworth Rd NORTH WONTHAGGI 3995	\$630,000	05/02/2024
3	3 Hop St NORTH WONTHAGGI 3995	\$625,000	08/01/2024

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:

11/04/2024 18:29



Property Type: Land

Land Size: 675 sqm approx

Agent Comments

Comparable Properties

10 Carbine St NORTH WONTHAGGI 3995 (VG) Agent Comments



Price: \$656,000

Method: Sale

Date: 07/02/2024

Property Type: House (Res)

Land Size: 629 sqm approx



191 Wentworth Rd NORTH WONTHAGGI 3995 (REI/VG) Agent Comments



Price: \$630,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 634 sqm approx

3 Hop St NORTH WONTHAGGI 3995 (VG) Agent Comments



Price: \$625,000

Method: Sale

Date: 08/01/2024

Property Type: House (Res)

Land Size: 630 sqm approx