

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

16 Fault Crescent, North Wonthaggi Vic 3995

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$557,500

Property Type House

Suburb North Wonthaggi

Period - From 01/04/2024

to 31/03/2025

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	50 Colliery Av NORTH WONTHAGGI 3995	\$270,000	26/05/2025
2	11 Hummingbird Dr WONTHAGGI 3995	\$275,000	11/02/2025
3	14 Bottle Tree Rd WONTHAGGI 3995	\$269,000	04/12/2024

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:

06/06/2025 14:27

Stacey Homicki

9557 7891

0428 790 840

shomicki@hodges.com.au

Indicative Selling Price

\$275,000

Median House Price

Year ending March 2025: \$557,500



Property Type: Land
Land Size: 626 sqm approx
Agent Comments

Comparable Properties



50 Colliery Av NORTH WONTHAGGI 3995 (REI)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 26/05/2025
Property Type: Land
Land Size: 587 sqm approx



11 Hummingbird Dr WONTHAGGI 3995 (REI/VG)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 11/02/2025
Property Type: Land
Land Size: 792 sqm approx

14 Bottle Tree Rd WONTHAGGI 3995 (VG)

Agent Comments



Price: \$269,000
Method: Sale
Date: 04/12/2024
Property Type: Land
Land Size: 720 sqm approx

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