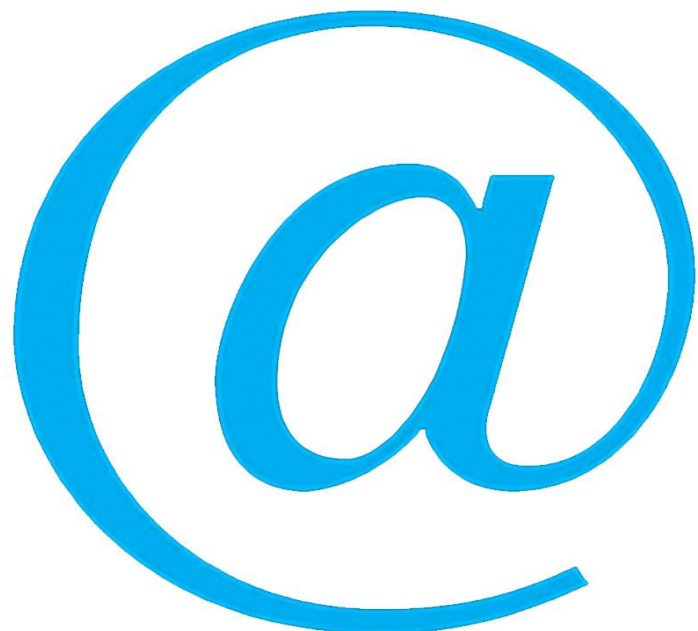


STATEMENT OF INFORMATION

175 LOWER POWLETT ROAD, WONTHAGGI, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

175 LOWER POWLETT ROAD, WONTHAGGI, VIC 3995


Indicative selling price

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

Price Range: \$1,175,000 to \$1,292,500

Median sale price

Median price \$499,000 Property type House Suburb WONTHAGGI

Period 01 October 2020 to 30 September 2021 Source 

Comparable property sales

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: 05/11/2021