

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

14 MORLEY DRIVE WAHGUNYAH VIC 3687

Indicative selling price

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

Single Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,250

Property type

House

Suburb

Wahgunyah

Period-from

01 Nov 2023

to

31 Oct 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

5 MCDONNELL STREET WAHGUNYAH VIC 3687	\$645,000	25-Sep-24
44 VICTORIA STREET WAHGUNYAH VIC 3687	\$650,000	29-Apr-24
12 BARKLY STREET WAHGUNYAH VIC 3687	\$710,000	21-Aug-24

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: 12 November 2024

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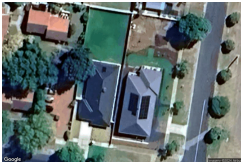


**5 MCDONNELL STREET
 WAHGUNYAH VIC 3687**

4 2 2

Sold Price ^{RS} **\$645,000** Sold Date **25-Sep-24**

Distance **0.75km**



**44 VICTORIA STREET
 WAHGUNYAH VIC 3687**

4 2 -

Sold Price **\$650,000** Sold Date **29-Apr-24**

Distance **0.67km**



**12 BARKLY STREET WAHGUNYAH
 VIC 3687**

2 1 -

Sold Price **\$710,000** Sold Date **21-Aug-24**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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