

# 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

41 Kurt Street, Morwell, Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$399,000

&

\$410,000

### Median sale price

Median price

\$325,000

Property type

House

Suburb

Morwell

Period - From

01/04/2024

to

30/06/2024

Source



### 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 eighteen 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 Moira St, Morwell, VIC 3840	\$397,000	08/03/2023
3 The Avenue, Morwell, VIC 3840	\$400,000	05/04/2023
118 Bridle Road, Morwell, VIC 3840	\$400,000	12/01/2024

**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 eighteen months.

This Statement of Information was prepared on: 03/07/2024