Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3 33 Hopetoun Avenue, Morwell Vic 3840

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$200,000		&		\$210,000			
Median sale p	rice							
Median price	\$245,000	Pro	operty Type	Unit			Suburb	Morwell
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/23 Elgin St MORWELL 3840	\$225,000	26/07/2024
2	1/12 Margaret St MORWELL 3840	\$245,000	16/04/2024
3	2/9 Elgin St MORWELL 3840	\$210,000	04/04/2024

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:

30/09/2024 16:52

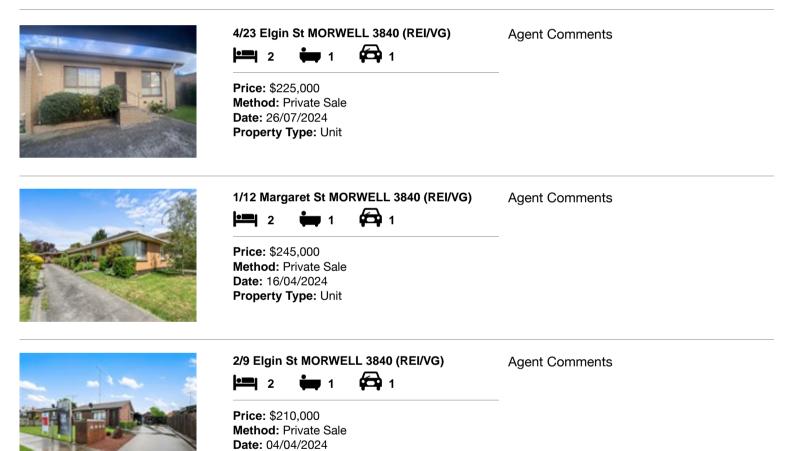






Property Type: Agent Comments Indicative Selling Price \$200,000 - \$210,000 Median Unit Price June quarter 2024: \$245,000

Comparable Properties



Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634

Property Type: Unit



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