

# 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

21 Langford 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)

Single price \$325,000

### Median sale price

Median price \$332,150

Property Type House

Suburb Morwell

Period - From 07/10/2023

to 06/10/2024

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	18 Barry St MORWELL 3840	\$310,000	27/08/2024
2	37 Robertson St MORWELL 3840	\$311,500	27/05/2024
3	11 Langford St MORWELL 3840	\$330,000	14/05/2024

**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:

07/10/2024 16:26



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 735 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$325,000  
**Median House Price**  
07/10/2023 - 06/10/2024: \$332,150

## Comparable Properties



**18 Barry St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 27/08/2024  
**Property Type:** House



**37 Robertson St MORWELL 3840 (VG)**

Agent Comments



**Price:** \$311,500  
**Method:** Sale  
**Date:** 27/05/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**11 Langford St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** House  
**Land Size:** 791 sqm approx

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