

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

12 Birch Court, Morwell Vic 3840

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$335,000

Property Type House

Suburb Morwell

Period - From 01/07/2023

to 30/09/2023

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	1 Hewat Ct MORWELL 3840	\$480,000	03/07/2023
2	150 Mary St MORWELL 3840	\$465,000	06/07/2023
3	34 Catherine St MORWELL 3840	\$455,000	17/08/2023

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:

23/10/2023 14:11



 4  2  2

Property Type: House (Res)

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



1 Hewat Ct MORWELL 3840 (REI/VG)

Agent Comments

 3  1  4

Price: \$480,000

Method: Private Sale

Date: 03/07/2023

Property Type: House

Land Size: 689 sqm approx



150 Mary St MORWELL 3840 (VG)

Agent Comments

 3  -  -

Price: \$465,000

Method: Sale

Date: 06/07/2023

Property Type: House (Res)

Land Size: 981 sqm approx



34 Catherine St MORWELL 3840 (REI/VG)

Agent Comments

 3  2  4

Price: \$455,000

Method: Private Sale

Date: 17/08/2023

Property Type: House

Land Size: 617 sqm approx