

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

6 Avondale Road, Morwell Vic 3840

Indicative selling price

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

Single price \$389,000

Median sale price

Median price \$328,750

Property Type House

Suburb Morwell

Period - From 01/10/2023

to 31/12/2023

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	6/2 Wallace St MORWELL 3840	\$395,000	08/01/2024
2	36 Avondale Rd MORWELL 3840	\$370,000	06/12/2023
3	50 Alamein St MORWELL 3840	\$365,000	22/01/2024

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 18 months.~~

This Statement of Information was prepared on:

27/03/2024 15:59

6 Avondale Road, Morwell Vic 3840



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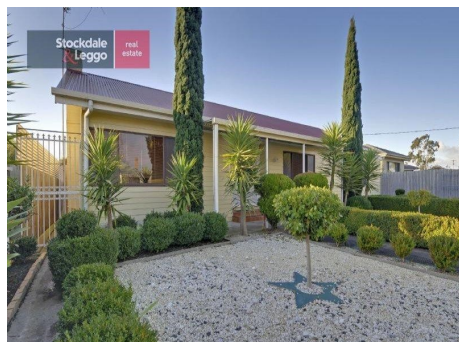
matthewh@fncentralkw.com.au

Indicative Selling Price

\$389,000

Median House Price

December quarter 2023: \$328,750



3 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



6/2 Wallace St MORWELL 3840 (REI/VG)

Agent Comments

3 2 2

Price: \$395,000

Method: Private Sale

Date: 08/01/2024

Property Type: Unit

Land Size: 356 sqm approx



36 Avondale Rd MORWELL 3840 (REI/VG)

Agent Comments

3 1 3

Price: \$370,000

Method: Private Sale

Date: 06/12/2023

Property Type: House

Land Size: 899 sqm approx



50 Alamein St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$365,000

Method: Private Sale

Date: 22/01/2024

Property Type: House

Land Size: 658 sqm approx

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



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