

# 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

23 Madden 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 \$365,000 & \$385,000

### Median sale price

Median price \$392,500 Property Type House Suburb Morwell

Period - From 01/04/2023 to 30/06/2023 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	13 Madden St MORWELL 3840	\$385,000	19/12/2022
2	35 Madden St MORWELL 3840	\$345,000	26/07/2022
3	6 Fraser St MORWELL 3840	\$315,000	05/09/2023

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: 25/09/2023 13:10

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**Indicative Selling Price**

\$365,000 - \$385,000

**Median House Price**

June quarter 2023: \$392,500



3 -

**Property Type:** House (Res)

**Land Size:** 932 sqm approx

Agent Comments

## Comparable Properties



13 Madden St MORWELL 3840 (RE/VG)

Agent Comments

3 1 1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 19/12/2022

**Property Type:** House

**Land Size:** 656 sqm approx

35 Madden St MORWELL 3840 (VG)

Agent Comments

3 - -

**Price:** \$345,000

**Method:** Sale

**Date:** 26/07/2022

**Property Type:** House (Res)

**Land Size:** 632 sqm approx



6 Fraser St MORWELL 3840 (REI)

Agent Comments

3 1 2

**Price:** \$315,000

**Method:** Private Sale

**Date:** 05/09/2023

**Property Type:** House

**Land Size:** 538 sqm approx