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					
Range between \$365,	,000 & \$385,000				
Median sale price					
Median price \$392,50	00 Property Type House Suburb Morw	rell			
Period - From 01/04/2	2023 to 30/06/2023 Source REIV				
Comparable property sales (*Delete A or B below as applicable)					

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 comparableproperties 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 guarter 2023: \$392,500





Property Type: House (Res) Land Size: 932 sqm approx Agent Comments



Comparable Properties







Price: \$385,000 Method: Private Sale Date: 19/12/2022 Property Type: House Land Size: 656 sqm approx Agent Comments



3





Price: \$345,000 Method: Sale Date: 26/07/2022

Property Type: House (Res) Land Size: 632 sqm approx Agent Comments



6 Fraser St MORWELL 3840 (REI)





Price: \$315,000 Method: Private Sale Date: 05/09/2023 Property Type: House Land Size: 538 sqm approx Agent Comments

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





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