# 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

15 Joy Street, Morwell Vic 3840

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$369,000

#### Median sale price

Median price	\$342,000	Pro	perty Type Hou	ise	Su	lburb	Morwell
Period - From	01/10/2023	to	30/09/2024	Sou	irce RE	IV	

## 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.

Add	dress of comparable property	Price	Date of sale
1	18 Langford St MORWELL 3840	\$365,000	23/10/2024
2	129 Helen St MORWELL 3840	\$350,000	04/09/2024
3	51 Latrobe Rd MORWELL 3840	\$350,000	01/07/2024

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:

11/11/2024 16:00









**Property Type:** House Agent Comments

Indicative Selling Price \$369,000 Median House Price Year ending September 2024: \$342,000

# **Comparable Properties**

18 Langford St MORWELL 3840 (REI)   1 1   1 1   Price: \$365,000   Method: Private Sale   Date: 23/10/2024   Property Type: House   Land Size: 767 sqm approx	Agent Comments
129 Helen St MORWELL 3840 (REI)   1 <td>Agent Comments</td>	Agent Comments
51 Latrobe Rd MORWELL 3840 (REI/VG) 3 1 3 3 Price: \$350,000 Method: Private Sale Date: 01/07/2024 Property Type: House Land Size: 938 sqm approx	Agent Comments

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



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