

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

99 Vary 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)

Single price \$285,000

**Median sale price**

Median price \$380,000

Property Type House

Suburb Morwell

Period - From 01/07/2024

to 30/09/2024

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	23 Kathleen St MORWELL 3840	\$260,000	18/06/2024
2	36 Alamein St MORWELL 3840	\$275,000	07/06/2024
3	85 Vary St MORWELL 3840	\$252,000	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:

15/10/2024 15:32

99 Vary Street, Morwell Vic 3840



Matt Hamilton  
03 51337777  
0472 545 557

matthewh@fncentralkw.com.au

**Indicative Selling Price**  
\$285,000

**Median House Price**  
September quarter 2024: \$380,000



**Property Type:**  
**Agent Comments**

## Comparable Properties



23 Kathleen St MORWELL 3840 (REI/VG)

Agent Comments



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 18/06/2024  
**Property Type:** House  
**Land Size:** 592 sqm approx



36 Alamein St MORWELL 3840 (REI/VG)

Agent Comments



**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 07/06/2024  
**Property Type:** House  
**Land Size:** 631 sqm approx



85 Vary St MORWELL 3840 (REI/VG)

Agent Comments



**Price:** \$252,000  
**Method:** Private Sale  
**Date:** 05/09/2023  
**Property Type:** House  
**Land Size:** 733 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.