

# 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 43 Kurt Street, Morwell Vic 3840  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$389,000

### 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	7 Catherine St MORWELL 3840	\$375,000	25/10/2024
2	18 Langford St MORWELL 3840	\$365,000	23/10/2024
3	7 Wallace St MORWELL 3840	\$340,000	11/10/2024

**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:

06/11/2024 14:10



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 615 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$389,000  
**Median House Price**  
September quarter 2024: \$380,000

## Comparable Properties



**7 Catherine St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 25/10/2024  
**Property Type:** House  
**Land Size:** 739 sqm approx



**18 Langford St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 23/10/2024  
**Property Type:** House  
**Land Size:** 767 sqm approx



**7 Wallace St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 11/10/2024  
**Property Type:** House  
**Land Size:** 783 sqm approx

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