## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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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

Single price \$389,000

#### Median sale price

Median price \$380,000	Pro	pperty Type Ho	ouse		Suburb	Morwell
Period - From 01/07/2024	to	30/09/2024	So	urce	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

		1 1100	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



Date of sale











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)





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



18 Langford St MORWELL 3840 (REI)





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



7 Wallace St MORWELL 3840 (REI)





Price: \$340.000 Method: Private Sale Date: 11/10/2024 Property Type: House Land Size: 783 sqm approx Agent Comments

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





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