

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

73 Robertson Street, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$389,000

Median sale price

Median price \$357,500

Property Type House

Suburb Morwell

Period - From 01/01/2022

to 31/12/2022

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	14 Granya Gr MORWELL 3840	\$460,000	26/11/2021
2	7 Davey St MORWELL 3840	\$405,000	02/03/2022
3	21 Kurt St MORWELL 3840	\$395,000	01/12/2021

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:

01/03/2023 11:10

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Indicative Selling Price

\$389,000

Median House Price

Year ending December 2022: \$357,500



Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



14 Granya Gr MORWELL 3840 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 26/11/2021

Property Type: House

Land Size: 1735 sqm approx



7 Davey St MORWELL 3840 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 02/03/2022

Property Type: House

Land Size: 1008 sqm approx



21 Kurt St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 01/12/2021

Property Type: House

Land Size: 575 sqm approx

Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634