## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$400,000

# Property offered for sale

| Address               | 10 Wicks Crescent, 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 \$410,000

51 The Avenue MORWELL 3840

#### Median sale price

| Median price  | \$352,500  | Pro | perty Type | House |        | Suburb | Morwell |
|---------------|------------|-----|------------|-------|--------|--------|---------|
| Period - From | 01/10/2022 | to  | 30/09/2023 |       | 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.

| Ad | dress of comparable property | Price     | Date of sale |
|----|------------------------------|-----------|--------------|
| 1  | 63 The Avenue MORWELL 3840   | \$415,000 | 13/12/2023   |
| 2  | 1 Wicks Cr MORWELL 3840      | \$415,000 | 19/06/2023   |

#### OR

3

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: | 18/12/2023 11:42 |
|--|------------------|



26/10/2023



Jesse Watson 03 5133 7777 0421 337 777 jessew@fncentralkw.com.au

> **Indicative Selling Price** \$410,000 **Median House Price**

Year ending September 2023: \$352,500

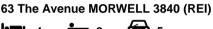






# Comparable Properties







Price: \$415,000 Method: Private Sale Date: 13/12/2023 Property Type: House

Land Size: 691 sqm approx





1 Wicks Cr MORWELL 3840 (REI/VG)







Price: \$415,000 Method: Private Sale Date: 19/06/2023 Property Type: House Land Size: 566 sqm approx Agent Comments



51 The Avenue MORWELL 3840 (VG)



Price: \$400.000 Method: Sale Date: 26/10/2023

Property Type: House (Res) Land Size: 672 sqm approx

Agent Comments

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