

# 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

10 Wicks Crescent, 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 \$410,000

### Median sale price

Median price \$352,500

Property 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.

	Address 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
3	51 The Avenue MORWELL 3840	\$400,000	26/10/2023

**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:

18/12/2023 11:42



4   3   3

**Property Type:** House

**Agent Comments**

## Comparable Properties



**63 The Avenue MORWELL 3840 (REI)**

**Agent Comments**

4   2   5

**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)**

**Agent Comments**

4   1   1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 19/06/2023

**Property Type:** House

**Land Size:** 566 sqm approx



**51 The Avenue MORWELL 3840 (VG)**

**Agent Comments**

4   -   -

**Price:** \$400,000

**Method:** Sale

**Date:** 26/10/2023

**Property Type:** House (Res)

**Land Size:** 672 sqm approx