

# 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 and  
postcode

76 Churchill Road, 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 \$295,000

### Median sale price

Median price \$320,000 Property type *House* Suburb Morwell

Period - From 01/02/2024 to 30/04/2024 Source  PropTrack

### 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 eighteen 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
14 Buna Street, Morwell, VIC 3840	\$268,000	02/02/2023
60 Churchill Road, Morwell, VIC 3840	\$270,000	16/01/2023
4 Kokoda Street, Morwell, VIC 3840	\$240,000	02/02/2024

**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 eighteen months.

This Statement of Information was prepared on: 06/05/2024