

# 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

12 Hare Street, 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 \$285,000

### Median sale price

Median price \$340,000

Property Type House

Suburb Morwell

Period - From 01/01/2024

to 31/03/2024

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	71 Hourigan Rd MORWELL 3840	\$255,000	14/05/2024
2	32 Mcmillan St MORWELL 3840	\$255,000	14/03/2024
3	10 Butters St MORWELL 3840	\$251,000	17/04/2024

**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:

27/05/2024 16:38



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**Property Type:** House  
**Land Size:** 984 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$285,000  
**Median House Price**  
March quarter 2024: \$340,000

## Comparable Properties



**71 Hourigan Rd MORWELL 3840 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** House  
**Land Size:** 618 sqm approx



**32 Mcmillan St MORWELL 3840 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House  
**Land Size:** 848 sqm approx



**10 Butters St MORWELL 3840 (REI)**

**Agent Comments**

2   1   -

**Price:** \$251,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** House