

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

2 Savige Street, Morwell Vic 3840

Indicative selling price

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

Range between \$295,000 & \$309,000

Median sale price

Median price \$332,500 Property Type House Suburb Morwell

Period - From 01/04/2024 to 30/06/2024 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	4 Madden St MORWELL 3840	\$300,000	22/01/2024
2	3 Doherty Av MORWELL 3840	\$295,000	27/02/2024
3	23 Cherry Cr MORWELL 3840	\$285,000	12/04/2024

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:

22/07/2024 09:27



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$295,000 - \$309,000

Median House Price

June quarter 2024: \$332,500

Comparable Properties



4 Madden St MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$300,000

Method: Private Sale

Date: 22/01/2024

Property Type: House

Land Size: 619 sqm approx



3 Doherty Av MORWELL 3840 (REI/VG)

Agent Comments

3 1 4

Price: \$295,000

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 827 sqm approx



23 Cherry Cr MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$285,000

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 697 sqm approx