

# 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

1 Nindoo Drive, 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 \$509,000

### Median sale price

Median price \$335,000

Property Type House

Suburb Morwell

Period - From 01/07/2023

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	3 Nuntin Ct MORWELL 3840	\$498,000	12/07/2024
2	33 Sowerby Rd MORWELL 3840	\$490,000	15/04/2024
3	22 The Avenue MORWELL 3840	\$485,000	20/03/2024

**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:

11/09/2024 12:11



4   2   2

**Property Type:** House  
**Land Size:** 825 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$509,000  
**Median House Price**  
Year ending June 2024: \$335,000

## Comparable Properties



**3 Nuntin Ct MORWELL 3840 (REI)**

**Agent Comments**

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**Price:** \$498,000  
**Method:** Private Sale  
**Date:** 12/07/2024  
**Property Type:** House  
**Land Size:** 653 sqm approx



**33 Sowerby Rd MORWELL 3840 (REI/VG)**

**Agent Comments**

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**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** House  
**Land Size:** 704 sqm approx



**22 The Avenue MORWELL 3840 (REI/VG)**

**Agent Comments**

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**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 20/03/2024  
**Property Type:** House  
**Land Size:** 651 sqm approx

**Account - First National Central KW** | P: 03 5133 7777 | F: 03 5134 3634