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

21 Langford Street, Morwell Vic 3840

Indicative selling price

Period - From 07/10/2023

For the meaning	of this price see	consumer.vic.go	ov.au/underquo	ting				
Single pric	e \$325,000							
Median sale price								
Median price	\$332,150	Property Type	House	Suburb	Morwell			

06/10/2024

Comparable property sales (*Delete A or B below as applicable)

to

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.

Source

REIV

Address of comparable property		Price	Date of sale
1	18 Barry St MORWELL 3840	\$310,000	27/08/2024
2	37 Robertson St MORWELL 3840	\$311,500	27/05/2024
3	11 Langford St MORWELL 3840	\$330,000	14/05/2024

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:

07/10/2024 16:26



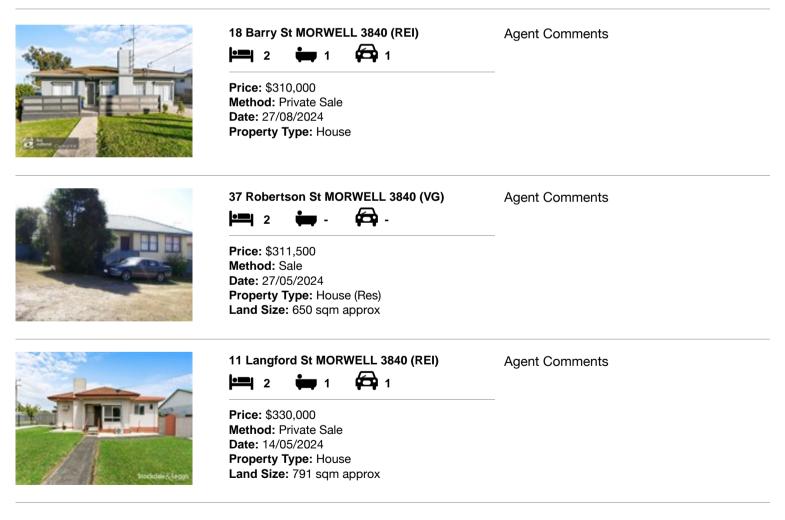






Property Type: House (Previously Occupied - Detached) Land Size: 735 sqm approx Agent Comments Indicative Selling Price \$325,000 Median House Price 07/10/2023 - 06/10/2024: \$332,150

Comparable Properties



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





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