

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 12 Wicks Crescent, Morwell Vic 3840

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$382,000

Property Type Unit

Suburb Morwell

Period - From 01/07/2024

to 30/09/2024

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 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
1	9/47 Mclean St MORWELL 3840	\$312,000	18/03/2024
2	2/55 Latrobe Rd MORWELL 3840	\$320,000	24/10/2023
3			

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:

14/10/2024 11:12



Property Type:
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
September quarter 2024: \$382,000

Comparable Properties

9/47 Mclean St MORWELL 3840 (VG)

Agent Comments



Price: \$312,000
Method: Sale
Date: 18/03/2024
Property Type: Flat/Unit/Apartment (Res)



2/55 Latrobe Rd MORWELL 3840 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 24/10/2023
Property Type: Flat/Unit/Apartment (Res)

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.