## 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

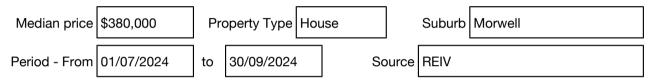
40 Waratah Drive, Morwell Vic 3840

#### Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.au/	underquoting	
		1		

Single price \$460,000

#### Median sale price



### 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	10 Tambo Cr MORWELL 3840	\$415,000	28/08/2024
2	12 Michelle Ct MORWELL 3840	\$430,000	20/08/2024
3	8 Wingan Way MORWELL 3840	\$455,000	07/05/2024

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:

14/10/2024 13:39





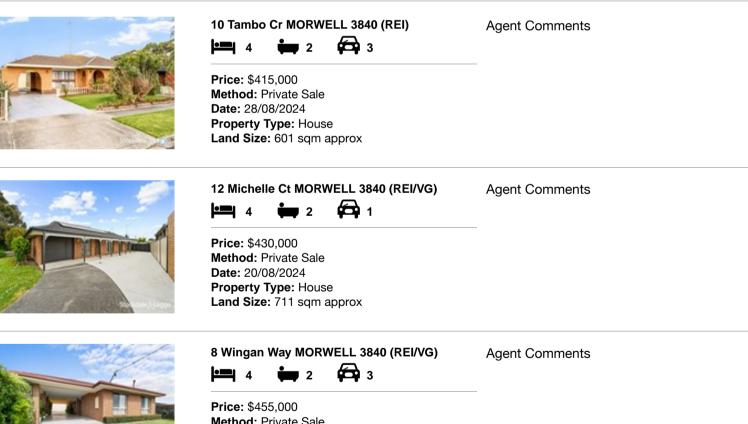


Rooms: 5 Property Type: House (Res) Land Size: 891 sqm approx Agent Comments

Matt Hamilton 03 51337777 0472 545 557 matthewh@fncentralkw.com.au

**Indicative Selling Price** \$460,000 **Median House Price** September quarter 2024: \$380,000

# **Comparable Properties**





Method: Private Sale Date: 07/05/2024 Property Type: House Land Size: 616 sqm approx

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



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