

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

8 Franklin Street, Morwell Vic 3840

Indicative selling price

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

Range between \$495,000 & \$515,000

Median sale price

Median price \$380,000 Property Type House 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 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	62 Crinigan Rd MORWELL 3840	\$450,000	13/11/2024
2	1 Glenrowan St MORWELL 3840	\$450,000	21/10/2024
3	118 Bridle Rd MORWELL 3840	\$450,000	18/09/2024

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:

21/11/2024 10:16



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Property Type: House
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$515,000
Median House Price
September quarter 2024: \$380,000

Comparable Properties



62 Crinigan Rd MORWELL 3840 (REI)

Agent Comments

3 2 3

Price: \$450,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 716 sqm approx



1 Glenrowan St MORWELL 3840 (REI)

Agent Comments

3 2 2

Price: \$450,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 511 sqm approx



118 Bridle Rd MORWELL 3840 (REI)

Agent Comments

3 2 -

Price: \$450,000
Method: Private Sale
Date: 18/09/2024
Property Type: House
Land Size: 702 sqm approx

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