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

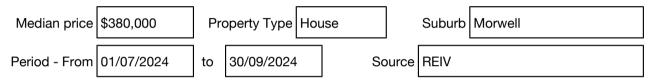
43 Wallace Street, Morwell Vic 3840

Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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Single price \$375,000

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	80 Elgin St MORWELL 3840	\$375,000	20/11/2024
2	155 Buckley St MORWELL 3840	\$350,000	23/10/2024
3	27 Winifred St MORWELL 3840	\$395,000	05/08/2024

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:

25/11/2024 12:34









Property Type: Agent Comments Indicative Selling Price \$375,000 Median House Price September quarter 2024: \$380,000

Comparable Properties

80 Elgin St MORWELL 3840 (REI) 3 1 2 Price: \$375,000 Method: Private Sale Date: 20/11/2024 Property Type: House Land Size: 732 sqm approx	Agent Comments
155 Buckley St MORWELL 3840 (REI) 3 1 2 Price: \$350,000 Method: Private Sale Date: 23/10/2024 Property Type: House Land Size: 604 sqm approx	Agent Comments
27 Winifred St MORWELL 3840 (REI/VG) 3 1 1 1 1 Price: \$395,000 Method: Private Sale Date: 05/08/2024 Property Type: House Land Size: 694 sqm approx	Agent Comments

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