

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 48 Robertson Street, Morwell Vic 3840
Including suburb or locality and postcode

Indicative selling price

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

Single price \$225,000

Median sale price

Median price \$342,000

Property Type House

Suburb Morwell

Period - From 01/10/2023

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	1 Sherrin St MORWELL 3840	\$182,500	28/10/2024
2	35 Vincent Rd MORWELL 3840	\$210,000	15/05/2024
3	29 Tulloch St MORWELL 3840	\$200,000	27/02/2024

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:

28/11/2024 15:43



2 1 0

Property Type: House
Land Size: 662 sqm approx
Agent Comments

Indicative Selling Price
\$225,000
Median House Price
Year ending September 2024: \$342,000

Comparable Properties



1 Sherrin St MORWELL 3840 (REI)

Agent Comments

2 1 1

Price: \$182,500
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 631 sqm approx



35 Vincent Rd MORWELL 3840 (REI/VG)

Agent Comments

2 1 -

Price: \$210,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 804 sqm approx



29 Tulloch St MORWELL 3840 (REI/VG)

Agent Comments

2 1 -

Price: \$200,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 610 sqm approx

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