

## 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 and  
postcode

4/23 ELGIN STREET MORWELL VIC 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$230,000

&

\$250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$272,500

Property type

Unit

Suburb

Morwell

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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

1/23 ELGIN STREET MORWELL VIC 3840	\$224,000	01-May-23
1/7 ANN STREET MORWELL VIC 3840	\$245,000	25-Jan-23
4/9 ELGIN STREET MORWELL VIC 3840	\$240,000	13-Dec-23

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: 26 February 2024



**1/23 ELGIN STREET MORWELL VIC  
3840**

Sold Price

**\$224,000**

Sold Date

**01-May-23**

2

1

1

Distance

**0.03km**



**1/7 ANN STREET MORWELL VIC  
3840**

Sold Price

**\$245,000**

Sold Date

**25-Jan-23**

2

1

1

Distance

**0.13km**



**4/9 ELGIN STREET MORWELL VIC  
3840**

Sold Price

**\$240,000**

Sold Date

**13-Dec-23**

2

1

1

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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