Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offorod	for	col	_
Property	onerea	IOI	Sale	3

Address
Including suburb and postcode

130 MARYVALE ROAD MORWELL VIC 3840

Indicative selling price

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

Single Price	\$ 398,000 -	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$330,000	Prope	erty type	pe House		Suburb	Morwell
Period-from	01 May 2023	to	30 Apr 2	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.

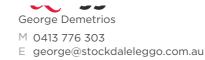
Address of comparable property	Price	Date of sale
128 MARYVALE ROAD MORWELL VIC 3840	\$500,000	28-Apr-23
12 SKELDALE WYND MORWELL VIC 3840	\$560,000	05-May-23
166 VINCENT ROAD MORWELL VIC 3840	\$385,000	15-Feb-23

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: 15 May 2024







128 MARYVALE ROAD MORWELL VIC 3840

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Sold Price

\$500,000 Sold Date 28-Apr-23

Distance

0.02km



12 SKELDALE WYND MORWELL

Sold Price

\$560,000 Sold Date 05-May-23

0.21km

VIC 3840

Distance



166 VINCENT ROAD MORWELL VIC Sold Price

\$385,000 Sold Date 15-Feb-23

Distance

0.19km

3840

\$1

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RS = Recent sale

UN = Undisclosed Sale

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