

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

32 Hoyle Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$315,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2022

to

31/03/2022

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	7 Vindon Av MORWELL 3840	\$425,000	17/05/2022
2	6 Buckley St MORWELL 3840	\$410,000	03/06/2022
3	55 Well St MORWELL 3840	\$400,000	03/05/2022

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:

08/06/2022 09:45



3 1 1

Rooms: 10
Property Type: House (Res)
Land Size: 650 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$439,000
Median House Price
March quarter 2022: \$315,000

Comparable Properties



7 Vindon Av MORWELL 3840 (REI)

[Agent Comments](#)

3 1 2

Price: \$425,000
Method: Private Sale
Date: 17/05/2022
Property Type: House
Land Size: 690 sqm approx



6 Buckley St MORWELL 3840 (REI)

[Agent Comments](#)

2 1 1

Price: \$410,000
Method: Private Sale
Date: 03/06/2022
Property Type: House
Land Size: 1000 sqm approx



55 Well St MORWELL 3840 (REI)

[Agent Comments](#)

3 1 2

Price: \$400,000
Method: Private Sale
Date: 03/05/2022
Property Type: House
Land Size: 655 sqm approx