

# 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

61 Haywood Street, Morwell, Vic 3840


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$405,000

### Median sale price

Median price \$335,000 Property type *House* Suburb *Morwell*

Period - From 01/02/2024 to 31/01/2025 Source  PropTrack

### 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 eighteen 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
41 Gillie Cres, Morwell, VIC 3840	\$405,000	11/12/2023
11 Spring Court, Morwell, VIC 3840	\$410,000	28/11/2023
27 Winifred Street, Morwell, VIC 3840	\$395,000	19/07/2024

**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 eighteen months.

This Statement of Information was prepared on: 25/02/2025