

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

60 Mclean Street, Morwell Vic 3840

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$310,000

Property Type House

Suburb Morwell

Period - From 13/07/2021

to

12/07/2022

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	74 Bridle Rd MORWELL 3840	\$430,000	08/02/2022
2	7 Vindon Av MORWELL 3840	\$425,000	17/05/2022
3	20 Bunyip Ct MORWELL 3840	\$420,000	07/04/2022

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:

13/07/2022 11:09



Property Type:
Agent Comments

Indicative Selling Price
 \$430,000

Median House Price
 13/07/2021 - 12/07/2022: \$310,000

Comparable Properties



74 Bridle Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 08/02/2022
Property Type: House
Land Size: 418 sqm approx



7 Vindon Av MORWELL 3840 (REI/VG)

Agent Comments



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



20 Bunyip Ct MORWELL 3840 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 07/04/2022
Property Type: House
Land Size: 828 sqm approx