

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

1/19 Hopetoun Avenue, Morwell Vic 3840

Indicative selling price

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

Single price

\$265,000

Median sale price

Median price

\$295,000

Property Type

Unit

Suburb

Morwell

Period - From

01/04/2022

to

31/03/2023

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	3/30 Elgin St MORWELL 3840	\$287,000	19/07/2022
2	11/285-287 Princes Dr MORWELL 3840	\$280,000	17/02/2023
3	24 Cove PI MORWELL 3840	\$250,000	11/08/2022

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:

19/06/2023 16:31



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$265,000

Median Unit Price

Year ending March 2023: \$295,000

Comparable Properties



3/30 Elgin St MORWELL 3840 (REI/VG)

Agent Comments

2 1 1

Price: \$287,000

Method: Private Sale

Date: 19/07/2022

Property Type: Unit



11/285-287 Princes Dr MORWELL 3840 (REI)

Agent Comments

2 1 1

Price: \$280,000

Method: Private Sale

Date: 17/02/2023

Property Type: Unit

Land Size: 299 sqm approx



24 Cove PI MORWELL 3840 (REI/VG)

Agent Comments

2 1 1

Price: \$250,000

Method: Private Sale

Date: 11/08/2022

Property Type: Unit