

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

41 Kurt Street, Morwell Vic 3840

Indicative selling price

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

Single price \$409,000

Median sale price

Median price \$332,500

Property Type House

Suburb Morwell

Period - From 01/04/2024

to 30/06/2024

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	2 Gabo Way MORWELL 3840	\$355,000	17/06/2024
2	1 Yanakie Ct MORWELL 3840	\$351,000	07/05/2024
3	51 The Boulevard MORWELL 3840	\$350,000	21/06/2024

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 18 months.~~

This Statement of Information was prepared on:

22/07/2024 15:11



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$409,000

Median House Price

June quarter 2024: \$332,500

Comparable Properties



2 Gabo Way MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$355,000

Method: Private Sale

Date: 17/06/2024

Property Type: House

Land Size: 414 sqm approx



1 Yanakie Ct MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$351,000

Method: Private Sale

Date: 07/05/2024

Property Type: House

Land Size: 777 sqm approx



51 The Boulevard MORWELL 3840 (REI)

Agent Comments

3 1 1

Price: \$350,000

Method: Private Sale

Date: 21/06/2024

Property Type: House

Land Size: 607 sqm approx

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