

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

65 Mary Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$245,000

Median sale price

Median price

\$228,000

Property Type

Vacant land

Suburb

Morwell

Period - From

15/04/2023

to

14/04/2024

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 Wedge St MORWELL 3840	\$232,000	22/06/2023
2	65 Toners La MORWELL 3840	\$224,000	24/11/2023
3	10 Caddie Ct MORWELL 3840	\$200,000	08/06/2023

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:

15/04/2024 09:22



Property Type:
Agent Comments

Indicative Selling Price

\$245,000

Median Land Price

15/04/2023 - 14/04/2024: \$228,000

Comparable Properties

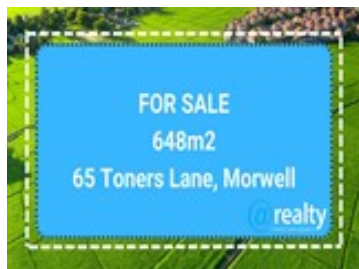


2 Wedge St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$232,000
Method: Private Sale
Date: 22/06/2023
Property Type: Land
Land Size: 664 sqm approx



65 Toners La MORWELL 3840 (REI)

Agent Comments



Price: \$224,000
Method: Private Sale
Date: 24/11/2023
Property Type: Land
Land Size: 648 sqm approx



10 Caddie Ct MORWELL 3840 (REI/VG)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 08/06/2023
Property Type: Land
Land Size: 649 sqm approx

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634