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

Period - From 15/04/2023

For the meaning	of this price see	e consumer.vic.gov.au/underquo	ting	
Single pric	e \$245,000			
Median sale p	rice			
Median price	\$228,000	Property Type Vacant land	Suburb	Morwell

14/04/2024

Comparable property sales (*Delete A or B below as applicable)

to

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.

Source REIV

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

664m2 approx	2 Wedge St MORWELL 3840 (REI/VG) Price: \$232,000 Method: Private Sale Date: 22/06/2023 Property Type: Land Land Size: 664 sqm approx	Agent Comments
FOR SALE 648m2 65 Toners Lane, Morwell realty	65 Toners La MORWELL 3840 (REI) 	Agent Comments
	10 Caddie Ct MORWELL 3840 (REI/VG) Price: \$200,000 Method: Private Sale Date: 08/06/2023 Property Type: Land Land Size: 649 sqm approx	Agent Comments

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



propertydata

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