

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 Wyung Drive, Morwell Vic 3840

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$255,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2021

to

31/03/2021

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 Noonga PI MORWELL 3840	\$373,500	23/04/2021
2	18 Wattletree Cr MORWELL 3840	\$355,000	07/04/2021
3	91 Bridle Rd MORWELL 3840	\$390,000	15/12/2020

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:

25/06/2021 12:42



Property Type: House (Res)

Land Size: 595 sqm approx

Agent Comments

Indicative Selling Price

\$385,000

Median House Price

March quarter 2021: \$255,000

Comparable Properties



3 Noonga PI MORWELL 3840 (REI/VG)

Agent Comments



Price: \$373,500

Method: Private Sale

Date: 23/04/2021

Property Type: House

Land Size: 643 sqm approx



18 Wattletree Cr MORWELL 3840 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 07/04/2021

Property Type: House

Land Size: 775 sqm approx



91 Bridle Rd MORWELL 3840 (VG)

Agent Comments



Price: \$390,000

Method: Sale

Date: 15/12/2020

Property Type: House (Res)

Land Size: 679 sqm approx