

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

2/35 White Street, Morwell Vic 3840

Indicative selling price

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

Single price \$339,000

Median sale price

Median price \$287,000

Property Type Unit

Suburb Morwell

Period - From 12/07/2022

to 11/07/2023

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	1/14a Ann St MORWELL 3840	\$345,500	06/03/2023
2	2/285-287 Princes Dr MORWELL 3840	\$320,000	14/06/2022
3	5/22-24 Ann St MORWELL 3840	\$310,000	28/10/2022

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:

12/07/2023 11:53