

# 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

71 Madden Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$679,000

### Median sale price

Median price \$373,750

Property Type House

Suburb Morwell

Period - From 01/10/2022

to 31/12/2022

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

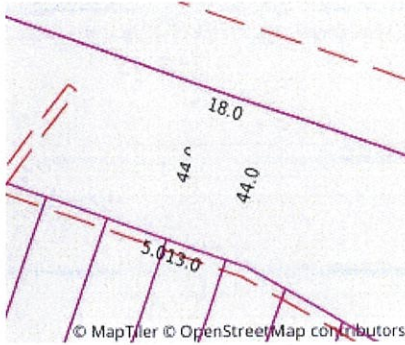
	Address of comparable property	Price	Date of sale
1	5 Sowerby Rd MORWELL 3840	\$705,000	13/02/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

14/03/2023 12:00



**Property Type:** Land  
**Land Size:** 792 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$679,000  
**Median House Price**  
December quarter 2022: \$373,750

## Comparable Properties



**5 Sowerby Rd MORWELL 3840 (REI)**

**Agent Comments**



**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 13/02/2023  
**Property Type:** House  
**Land Size:** 682 sqm approx

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 eighteen months.