

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

164 Maryvale Road, Morwell Vic 3840

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2021

to

30/06/2022

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 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	6 Savige St MORWELL 3840	\$290,000	12/08/2022
2	2 Ronald Ct MORWELL 3840	\$290,000	11/07/2022
3	77 Crinigan Rd MORWELL 3840	\$285,000	22/07/2022

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:

27/08/2022 11:35



3 1 1

Property Type: House (Res)

Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price

\$285,000

Median House Price

Year ending June 2022: \$325,000

Comparable Properties



6 Savige St MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$290,000

Method: Private Sale

Date: 12/08/2022

Property Type: House

Land Size: 624 sqm approx



2 Ronald Ct MORWELL 3840 (REI/VG)

Agent Comments

2 1 2

Price: \$290,000

Method: Private Sale

Date: 11/07/2022

Property Type: House

Land Size: 847 sqm approx



77 Crinigan Rd MORWELL 3840 (REI/VG)

Agent Comments

3 1 -

Price: \$285,000

Method: Private Sale

Date: 22/07/2022

Property Type: House

Land Size: 561 sqm approx