

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

4 Wyung Drive, Morwell Vic 3840

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$355,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2023

to

31/03/2023

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	3 The Avenue MORWELL 3840	\$400,000	03/05/2023
2	1 Moira St MORWELL 3840	\$397,000	08/03/2023
3	3 Gillie Cr MORWELL 3840	\$395,000	24/04/2023

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:

17/06/2023 11:17



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$380,000

Median House Price

March quarter 2023: \$355,000

Comparable Properties



3 The Avenue MORWELL 3840 (REI/VG)

Agent Comments

3 1 3

Price: \$400,000

Method: Private Sale

Date: 03/05/2023

Property Type: House

Land Size: 622 sqm approx



1 Moira St MORWELL 3840 (VG)

Agent Comments

3 - -

Price: \$397,000

Method: Sale

Date: 08/03/2023

Property Type: House (Res)

Land Size: 664 sqm approx



3 Gillie Cr MORWELL 3840 (REI)

Agent Comments

3 1 1

Price: \$395,000

Method: Private Sale

Date: 24/04/2023

Property Type: House

Land Size: 663 sqm approx