

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 and
postcode

3 BOLGER STREET MORWELL VIC 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

House

Suburb

Morwell

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

27 JUNIER STREET MORWELL VIC 3840	\$365,000	12-Dec-22
39 PORTER STREET MORWELL VIC 3840	\$330,000	01-Jul-23
30 WINIFRED STREET MORWELL VIC 3840	\$333,000	25-Feb-23

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: 23 February 2024



27 JUNIER STREET MORWELL VIC 3840

Sold Price

\$365,000

Sold Date

12-Dec-22

3

1

1

Distance

0.66km



39 PORTER STREET MORWELL VIC 3840

Sold Price

\$330,000

Sold Date

01-Jul-23

3

1

1

Distance

0.94km



30 WINIFRED STREET MORWELL VIC 3840

Sold Price

\$333,000

Sold Date

25-Feb-23

3

1

1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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