

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

7 Madden 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

\$282,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$185,000

Property type

House

Suburb

Morwell

Period-from

01 Dec 2019

to

30 Nov 2020

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

6 Madden Street Morwell VIC 3840	\$242,500	20-Oct-20
17 Jane Street Morwell VIC 3840	\$248,000	30-Jan-20
14 Latrobe Road Morwell VIC 3840	\$280,000	20-Sep-20

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: 04 December 2020



6 Madden Street Morwell VIC 3840 Sold Price ^{RS} **\$242,500** Sold Date **20-Oct-20**
 Distance **0.06km**

3 1 1



17 Jane Street Morwell VIC 3840 Sold Price **\$248,000** Sold Date **30-Jan-20**
 Distance **0.2km**

3 1 1



14 Latrobe Road Morwell VIC 3840 Sold Price **\$280,000** Sold Date **20-Sep-20**
 Distance **0.26km**

3 2 4



5 Latrobe Road Morwell VIC 3840 Sold Price **\$234,000** Sold Date **07-Mar-20**
 Distance **0.3km**

3 1 3



34 Bellarine Circuit Morwell VIC 3840 Sold Price **\$285,000** Sold Date **12-Jun-20**
 Distance **0.36km**

3 2 1



2/14 Melanie Court Morwell VIC 3840 Sold Price **\$220,000** Sold Date **23-Jan-20**
 Distance **0.41km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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116 Mary Street Morwell VIC 3840

Sold Price

\$282,000

Sold Date **03-Mar-20**

2 2 2

Distance **0.48km**



93 Princes Drive Morwell VIC 3840

Sold Price

\$262,000

Sold Date **15-Oct-20**

3 1 2

Distance **0.58km**



5/21 Ann Street Morwell VIC 3840

Sold Price

\$225,000

Sold Date **18-Feb-20**

2 1 1

Distance **0.59km**



2/10 Ann Street Morwell VIC 3840

Sold Price

\$220,000

Sold Date **21-Sep-20**

2 1 1

Distance **0.69km**



34 Ann Street Morwell VIC 3840

Sold Price

\$235,000

Sold Date **23-Jul-20**

4 1 1

Distance **0.71km**



11 Winifred Street Morwell VIC 3840 Sold Price

\$292,000

Sold Date **16-May-20**

3 1 3

Distance **0.73km**

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5 James Street Morwell VIC 3840

Sold Price

\$262,500

Sold Date

10-Dec-19

3 1 2

Distance

0.74km



12 Phyllis Street Morwell VIC 3840

Sold Price

\$280,000

Sold Date

31-Jul-20

3 1 6

Distance

0.78km



32 Avondale Road Morwell VIC 3840

Sold Price

\$275,000

Sold Date

03-Oct-20

3 2 2

Distance

0.79km



21 Phyllis Street Morwell VIC 3840

Sold Price

\$267,000

Sold Date

03-Jul-20

3 2 1

Distance

0.84km



27 Hopetoun Avenue Morwell VIC 3840

Sold Price

\$231,000

Sold Date

16-Dec-19

4 2 2

Distance

0.85km



39 Avondale Road Morwell VIC 3840

Sold Price

\$260,000

Sold Date

03-Apr-20

3 1 2

Distance

0.87km

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