

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

15 Joy Street, Morwell Vic 3840

Indicative selling price

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

Single price \$369,000

Median sale price

Median price \$342,000

Property Type House

Suburb Morwell

Period - From 01/10/2023

to 30/09/2024

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	18 Langford St MORWELL 3840	\$365,000	23/10/2024
2	129 Helen St MORWELL 3840	\$350,000	04/09/2024
3	51 Latrobe Rd MORWELL 3840	\$350,000	01/07/2024

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:

11/11/2024 16:00



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$369,000

Median House Price

Year ending September 2024: \$342,000

Comparable Properties



18 Langford St MORWELL 3840 (REI)

Agent Comments

4 1 1

Price: \$365,000

Method: Private Sale

Date: 23/10/2024

Property Type: House

Land Size: 767 sqm approx



129 Helen St MORWELL 3840 (REI)

Agent Comments

4 2 1

Price: \$350,000

Method: Private Sale

Date: 04/09/2024

Property Type: House

Land Size: 754 sqm approx



51 Latrobe Rd MORWELL 3840 (REI/VG)

Agent Comments

3 1 3

Price: \$350,000

Method: Private Sale

Date: 01/07/2024

Property Type: House

Land Size: 938 sqm approx

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634