

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

21 Avondale Road, Morwell Vic 3840

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$335,000 Property Type House Suburb Morwell

Period - From 01/07/2023 to 30/09/2023 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	17 Billingsley Ct MORWELL 3840	\$405,000	23/08/2023
2	3 The Avenue MORWELL 3840	\$400,000	03/05/2023
3	2 Field Ct MORWELL 3840	\$360,000	16/08/2023

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:

09/11/2023 11:24



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Property Type: House
Land Size: 810 sqm approx
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median House Price
September quarter 2023: \$335,000

Comparable Properties



17 Billingsley Ct MORWELL 3840 (REI/VG)

Agent Comments

3 1 4

Price: \$405,000
Method: Private Sale
Date: 23/08/2023
Property Type: House
Land Size: 590 sqm approx



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



2 Field Ct MORWELL 3840 (VG)

Agent Comments

3 - -

Price: \$360,000
Method: Sale
Date: 16/08/2023
Property Type: House (Res)
Land Size: 820 sqm approx