

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 40 Waratah Drive, Morwell Vic 3840
Including suburb or locality and postcode

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$380,000

Property Type House

Suburb Morwell

Period - From 01/07/2024

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	10 Tambo Cr MORWELL 3840	\$415,000	28/08/2024
2	12 Michelle Ct MORWELL 3840	\$430,000	20/08/2024
3	8 Wingan Way MORWELL 3840	\$455,000	07/05/2024

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:

14/10/2024 13:39



4 2 4

Rooms: 5

Property Type: House (Res)

Land Size: 891 sqm approx

Agent Comments

Comparable Properties



10 Tambo Cr MORWELL 3840 (REI)

Agent Comments

4 2 3

Price: \$415,000

Method: Private Sale

Date: 28/08/2024

Property Type: House

Land Size: 601 sqm approx



12 Michelle Ct MORWELL 3840 (REI/VG)

Agent Comments

4 2 1

Price: \$430,000

Method: Private Sale

Date: 20/08/2024

Property Type: House

Land Size: 711 sqm approx



8 Wingan Way MORWELL 3840 (REI/VG)

Agent Comments

4 2 3

Price: \$455,000

Method: Private Sale

Date: 07/05/2024

Property Type: House

Land Size: 616 sqm approx