

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 8 Stephenson Street, 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 \$349,000

Median sale price

Median price \$335,000

Property Type House

Suburb Morwell

Period - From 01/07/2023

to 30/06/2024

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	21 Churchill Rd MORWELL 3840	\$349,500	29/07/2024
2	7 Vasey St MORWELL 3840	\$345,000	30/05/2024
3	18 Evans St MORWELL 3840	\$342,000	16/05/2024

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:

28/08/2024 10:02



Property Type: House (Res)

Land Size: 830 sqm approx

Agent Comments

Comparable Properties



21 Churchill Rd MORWELL 3840 (REI)

Agent Comments



Price: \$349,500

Method: Private Sale

Date: 29/07/2024

Property Type: House

Land Size: 558 sqm approx



7 Vasey St MORWELL 3840 (VG)

Agent Comments



Price: \$345,000

Method: Sale

Date: 30/05/2024

Property Type: House (Res)

Land Size: 670 sqm approx



18 Evans St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$342,000

Method: Private Sale

Date: 16/05/2024

Property Type: House

Land Size: 721 sqm approx