

## 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

42 DUNBAR AVENUE MORWELL VIC 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$310,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$326,000

Property type

House

Suburb

Morwell

Period-from

01 Sep 2023

to

31 Aug 2024

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

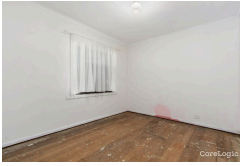
Date of sale

129 COMANS STREET MORWELL VIC 3840	\$310,000	02-May-24
57 JUNIER STREET MORWELL VIC 3840	\$310,000	08-Feb-24
89 VARY STREET MORWELL VIC 3840	\$305,000	23-Feb-24

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 September 2024



**129 COMANS STREET MORWELL  
VIC 3840**

3 1 2

Sold Price

**\$310,000**

Sold Date **02-May-24**

Distance **1.16km**



**57 JUNIER STREET MORWELL VIC  
3840**

3 1 2

Sold Price

Sold Date **08-Feb-24**

Distance **1.4km**



**89 VARY STREET MORWELL VIC  
3840**

3 1 2

Sold Price

**\$305,000**

Sold Date **23-Feb-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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