

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

20 Madden Street, Morwell, Vic 3840

Indicative selling price

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

Single price \$520,000

Median sale price

Median price

\$350,000

Property type

House

Suburb

Morwell

Period - From

01/11/2024

to

31/01/2025

Source

 PropTrack

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 eighteen 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 |
|---------------------------------------|-----------|--------------|
| 40 Winifred Street, Morwell, VIC 3840 | \$475,000 | 26/10/2024 |
| 42 Hoyle Street, Morwell, VIC 3840 | \$508,000 | 13/03/2024 |
| 30 Madden Street, Morwell, VIC 3840 | \$450,000 | 04/06/2024 |

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 eighteen months.~~

This Statement of Information was prepared on: 28/02/2025