

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

7 URBHNS CRESCENT MORWELL VIC 3840

Indicative selling price

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

Single Price

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

House

Suburb

Morwell

Period-from

01 Jul 2022

to

30 Jun 2023

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

42 HOYLE STREET MORWELL VIC 3840	\$372,500	12-Oct-22
105 HOLMES ROAD MORWELL VIC 3840	\$460,000	24-Aug-22
487 PRINCES DRIVE MORWELL VIC 3840	\$437,500	31-Oct-22

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: 05 July 2023



42 HOYLE STREET MORWELL VIC 3840

Sold Price

\$372,500

Sold Date

12-Oct-22



5



5



1

Distance

1.12km



105 HOLMES ROAD MORWELL VIC 3840

Sold Price

\$460,000

Sold Date

24-Aug-22



4



3



1

Distance

0.72km



487 PRINCES DRIVE MORWELL VIC 3840

Sold Price

\$437,500

Sold Date

31-Oct-22



4



2



1

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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