

# 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 or locality and postcode lot 406 Madden Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$260,000

### Median sale price

Median price \$352,500

Property Type House

Suburb Morwell

Period - From 01/10/2022

to 30/09/2023

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	67 Madden St MORWELL 3840	\$270,000	28/07/2022
2	65 Madden St MORWELL 3840	\$269,000	06/07/2022
3	83 Madden St MORWELL 3840	\$268,000	29/08/2022

**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:

19/12/2023 14:54



**Property Type:**  
**Agent Comments**

## Comparable Properties

**67 Madden St MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$270,000  
**Method:** Sale  
**Date:** 28/07/2022  
**Property Type:** Land  
**Land Size:** 849 sqm approx

**65 Madden St MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$269,000  
**Method:** Sale  
**Date:** 06/07/2022  
**Property Type:** Land  
**Land Size:** 912 sqm approx

**83 Madden St MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$268,000  
**Method:** Sale  
**Date:** 29/08/2022  
**Property Type:** Land  
**Land Size:** 799 sqm approx