

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 YARAK COURT 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

\$449,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

 Property type

House

 Suburb

Morwell

Period-from

01 Jan 2024

 to

31 Dec 2024

 Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

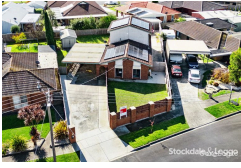
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 KARLO COURT MORWELL VIC 3840	\$442,000	22-Aug-24
25 THE AVENUE MORWELL VIC 3840	\$440,000	29-Nov-24
3 KURT STREET MORWELL VIC 3840	\$442,000	12-Dec-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: 21 January 2025



2 KARLO COURT MORWELL VIC 3840

 3  1  1

Sold Price **\$442,000** Sold Date **22-Aug-24**

Distance **0.16km**



25 THE AVENUE MORWELL VIC 3840

 3  1  1

Sold Price ^{RS} **\$440,000** Sold Date **29-Nov-24**

Distance **1.08km**



3 KURT STREET MORWELL VIC 3840

 3  1  2

Sold Price ^{RS} **\$442,000** Sold Date **12-Dec-24**

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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