

## 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

4/12 MARGARET STREET MORWELL VIC 3840

#### Indicative selling price

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

Single Price

\$247,000

or range  
between

&

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Unit

Suburb

Morwell

Period-from

01 Dec 2022

to

30 Nov 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
1/19-21 HOPETOUN AVENUE MORWELL VIC 3840	\$250,000	05-Jul-23
2/19-21 HOPETOUN AVENUE MORWELL VIC 3840	\$250,000	06-Oct-23
1/7 ANN STREET MORWELL VIC 3840	\$245,000	25-Jan-23

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: 18 December 2023

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Comparable Sales

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Ted Addison

M 0400012194

E ted@addisonrealestate.com.au

1/19-21 HOPETOUN AVENUE  
MORWELL VIC 3840

2
 1
 1

Sold Price **\$250,000** Sold Date **05-Jul-23**Distance **0.23km**2/19-21 HOPETOUN AVENUE  
MORWELL VIC 3840

2
 1
 1

Sold Price

Sold Date **06-Oct-23**Distance **0.24km**1/7 ANN STREET MORWELL VIC  
3840

2
 1
 1

Sold Price

Sold Date **\$245,000 25-Jan-23**Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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