

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 22 Waratah Drive, Morwell, VIC 3840

Indicative selling price

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

Price Range

\$530,000

&

\$580,000

Median sale price

Median price

\$335,000

Property Type

House

Suburb

Morwell (3840)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

Comparable property sales

A These are two 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
24 CHAPEL STREET, MORWELL VIC 3840	\$570,000	29/05/2023
32 NINDOO DRIVE, MORWELL VIC 3840	\$575,000	30/01/2023

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: 03/08/2023