

# 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

146 Vincent Road, 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

\$365,000

### Median sale price

Median price

\$315,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2022

to

31/03/2022

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	24 Roger St MORWELL 3840	\$399,000	11/05/2022
2	54 Crinigan Rd MORWELL 3840	\$387,000	29/03/2022
3	47 The Boulevard MORWELL 3840	\$385,000	12/04/2022

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:

23/05/2022 10:07



3   1   2

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

Agent Comments

**Indicative Selling Price**

\$365,000

**Median House Price**

March quarter 2022: \$315,000

## Comparable Properties



**24 Roger St MORWELL 3840 (REI)**

Agent Comments

3   1   2

**Price:** \$399,000

**Method:** Private Sale

**Date:** 11/05/2022

**Property Type:** House

**Land Size:** 592 sqm approx



**54 Crinigan Rd MORWELL 3840 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$387,000

**Method:** Private Sale

**Date:** 29/03/2022

**Property Type:** House

**Land Size:** 614 sqm approx



**47 The Boulevard MORWELL 3840 (REI)**

Agent Comments

3   2   2

**Price:** \$385,000

**Method:** Private Sale

**Date:** 12/04/2022

**Property Type:** House

**Land Size:** 596 sqm approx