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

12 FRANKLIN STREET 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	\$345,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$330,000	Prop	erty type		House	Suburb	Morwell
Period-from	01 Nov 2023	to	31 Oct 2	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
114 VINCENT ROAD MORWELL VIC 3840	\$340,000	11-Nov-23
17 EVANS STREET MORWELL VIC 3840	\$330,000	04-Jun-24
49 HOLMES ROAD MORWELL VIC 3840	\$330,000	30-Aug-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: 07 November 2024

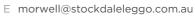


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STATE OF	114 VIN 3840	CENT R		WELL VIC	Sold Price	\$340,00	0 Sold Date	11-Nov-23
(Leopa	昌 3	1	⊜ 1				Distance	1.07km



	17 EVANS STREET MORWELL VIC 3840			Sold Price	\$330,000	Sold Date	04-Jun-24
1-		1	⇔ 1			Distance	0.62km



A CAR	49 HOLMES ROAD MORWELL VIC 3840		AD MORWELL VIC	Sold Price	Sold Date	30-Aug-23
		1			Distance	1.76km

RS = Recent sale UN = Undisclosed Sale

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