

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

24 Waratah Drive, Morwell Vic 3840

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$275,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2021

to

30/09/2021

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 eighteen 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	2 Parklands PI MORWELL 3840	\$487,500	12/01/2021
2	3 Bellarine Cirt MORWELL 3840	\$485,000	07/10/2021
3			

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 eighteen months.

This Statement of Information was prepared on:

13/12/2021 13:06



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 678 sqm approx

Agent Comments

Indicative Selling Price

\$485,000

Median House Price

September quarter 2021: \$275,000

Comparable Properties



2 Parklands PI MORWELL 3840 (REI/VG)

Agent Comments

3 2 4

Price: \$487,500

Method: Private Sale

Date: 12/01/2021

Property Type: House

Land Size: 887.90 sqm approx



3 Bellarine Cirt MORWELL 3840 (REI)

Agent Comments

3 1 5

Price: \$485,000

Method: Private Sale

Date: 07/10/2021

Property Type: House

Land Size: 671 sqm approx

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 eighteen months.