

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

3 Dempsey Court, Morwell, Vic 3840


Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$350,000 Property type *House* Suburb Morwell

Period - From 01/11/2024 to 31/01/2025 Source  PropTrack

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
6 Dempsey Court, Morwell, VIC 3840	\$360,000	24/12/2024
16 Jane St, Morwell, VIC 3840	\$440,000	05/09/2023
4 Madden St, Morwell, VIC 3840	\$300,000	18/01/2024

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: 24/02/2025