

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 46 Booth Street, Morwell Vic 3840
Including suburb or locality and postcode

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$332,500 Property Type House Suburb Morwell

Period - From 01/04/2024 to 30/06/2024 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	2 Gabo Way MORWELL 3840	\$355,000	17/06/2024
2	7 Phyllis St MORWELL 3840	\$355,000	01/05/2024
3	51 The Boulevard MORWELL 3840	\$350,000	21/06/2024

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 18 months.~~

This Statement of Information was prepared on:

22/07/2024 09:43



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Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$395,000
Median House Price
June quarter 2024: \$332,500

Comparable Properties



2 Gabo Way MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$355,000
Method: Private Sale
Date: 17/06/2024
Property Type: House
Land Size: 414 sqm approx



7 Phyllis St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$355,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 559 sqm approx



51 The Boulevard MORWELL 3840 (REI)

Agent Comments

3 1 1

Price: \$350,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 607 sqm approx

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