

# 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

15 Gabo Way, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$448,000

### Median sale price

Median price

\$352,500

Property Type

House

Suburb

Morwell

Period - From

01/10/2022

to

30/09/2023

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	11 Spring Ct MORWELL 3840	\$410,000	07/12/2023
2	32 Spring Ct MORWELL 3840	\$410,000	30/03/2023
3	3 The Avenue MORWELL 3840	\$400,000	03/05/2023

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:

08/01/2024 16:45



3 3 2

**Property Type:** House  
**Land Size:** 674 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$448,000

**Median House Price**

Year ending September 2023: \$352,500

## Comparable Properties



**11 Spring Ct MORWELL 3840 (REI)**

**Agent Comments**

3 1 3

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 07/12/2023  
**Property Type:** House  
**Land Size:** 621 sqm approx



**32 Spring Ct MORWELL 3840 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 30/03/2023  
**Property Type:** House  
**Land Size:** 555 sqm approx



**3 The Avenue MORWELL 3840 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 03/05/2023  
**Property Type:** House  
**Land Size:** 622 sqm approx