

STATEMENT OF INFORMATION

23 THE BOULEVARD, MORWELL, VIC 3840

PREPARED BY LEO ZENELI, GR8 EST8 AGENTS, PHONE: 0434 929 184



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 THE BOULEVARD, MORWELL, VIC 3840 🕮 3 🕒 1 😂 6

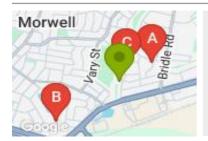
Indicative Selling Price

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

Price Range: \$395,000 to \$434,000

Provided by: Leo Zeneli, Gr8 Est8 Agents

MEDIAN SALE PRICE



MORWELL, VIC, 3840

Suburb Median Sale Price (House)

\$330,000

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



25 THE AVE, MORWELL, VIC 3840







Sale Price

*\$440,000

Sale Date: 29/11/2024

Distance from Property: 499m





18 MOUNTAIN GREY CCT, MORWELL, VIC







Sale Price

\$415,000

Sale Date: 12/10/2024

Distance from Property: 1km





32 THE BVD, MORWELL, VIC 3840







Sale Price

\$420,000

Sale Date: 10/10/2024

Distance from Property: 233m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

23 THE BOULEVARD, MORWELL, VIC 3840

Indicative selling price

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

Price Range: \$395,000 to \$434,000

Median sale price

Median price	\$330,000	Property type	House	Suburb	MORWELL
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
25 THE AVE, MORWELL, VIC 3840	*\$440,000	29/11/2024
18 MOUNTAIN GREY CCT, MORWELL, VIC 3840	\$415,000	12/10/2024
32 THE BVD, MORWELL, VIC 3840	\$420,000	10/10/2024

This Statement of Information was prepared on:

15/01/2025

