

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

96 Church Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$215,000

Median sale price

Median price

\$233,500

Property Type

Vacant land

Suburb

Morwell

Period - From

12/10/2022

to

11/10/2023

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 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 Wedge St MORWELL 3840	\$232,000	22/06/2023
2	10 Caddie Ct MORWELL 3840	\$200,000	08/06/2023
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:

12/10/2023 12:39

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Indicative Selling Price

\$215,000

Median Land Price

12/10/2022 - 11/10/2023: \$233,500



Property Type:

Agent Comments

Comparable Properties



2 Wedge St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$232,000

Method: Private Sale

Date: 22/06/2023

Property Type: Land

Land Size: 664 sqm approx



10 Caddie Ct MORWELL 3840 (REI/VG)

Agent Comments



Price: \$200,000

Method: Private Sale

Date: 08/06/2023

Property Type: Land

Land Size: 649 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.

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