## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 96 Church Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$215,000							
Median sale price								
Median 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress 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**<sup>\*</sup> 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









Property Type: Agent Comments Jesse Watson 03 5133 7777 0421 337 777 jessew@fncentralkw.com.au

Indicative Selling Price \$215,000 Median Land Price 12/10/2022 - 11/10/2023: \$233,500

# **Comparable Properties**



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.

#### Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634

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