

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

49 Porter Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2021

to

30/06/2022

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	33 Alamein St MORWELL 3840	\$375,000	19/04/2022
2	25 Angus St MORWELL 3840	\$369,500	04/08/2022
3	31 Langford St MORWELL 3840	\$360,000	27/05/2022

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:

08/08/2022 10:50



3 1 4

Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price

\$365,000

Median House Price

Year ending June 2022: \$325,000

Comparable Properties



33 Alamein St MORWELL 3840 (REI/VG)

Agent Comments

3 1 3

Price: \$375,000

Method: Private Sale

Date: 19/04/2022

Property Type: House

Land Size: 628 sqm approx



25 Angus St MORWELL 3840 (REI)

Agent Comments

3 1 2

Price: \$369,500

Method: Private Sale

Date: 04/08/2022

Property Type: House

Land Size: 652 sqm approx



31 Langford St MORWELL 3840 (REI)

Agent Comments

3 1 1

Price: \$360,000

Method: Private Sale

Date: 27/05/2022

Property Type: House

Land Size: 714 sqm approx