

## 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 and  
postcode

118 COMMERCIAL ROAD MORWELL VIC 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$385,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$328,750

Property type

House

Suburb

Morwell

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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

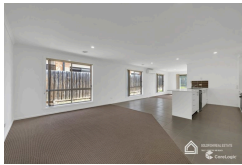
Date of sale

37 MOUNTAIN GREY CIRCUIT MORWELL VIC 3840	\$417,500	31-Oct-23
15 STAMFORD STREET NEWBOROUGH VIC 3825	\$382,500	01-May-23
20 STOCKDALE ROAD TRARALGON VIC 3844	\$380,000	11-Jul-23

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: 20 January 2024



## 37 MOUNTAIN GREY CIRCUIT MORWELL VIC 3840

4 2 2

Sold Price

**\$417,500**

Sold Date

**31-Oct-23**

Distance

**2.27km**



## 15 STAMFORD STREET NEWBOROUGH VIC 3825

4 2 2

Sold Price

**\$382,500**

Sold Date

**01-May-23**

Distance

**11.6km**



## 20 STOCKDALE ROAD TRARALGON VIC 3844

4 2 2

Sold Price

**\$380,000**

Sold Date

**11-Jul-23**

Distance

**12.81km**

RS = Recent sale

UN = Undisclosed Sale

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