

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

154 Vincent Road, Morwell, Vic 3840


Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$350,000 Property type *House* Suburb Morwell

Period - From 01/11/2024 to 31/01/2025 Source  PropTrack

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
18 Angus Street, Morwell, VIC 3840	\$290,000	12/06/2024
19 Porter Street, Morwell, VIC 3840	\$285,000	14/02/2024
66 Haywood Street, Morwell, VIC 3840	\$255,000	04/04/2024

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: 21/02/2025