

# 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

10 Vindon Avenue, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$499,000

### Median sale price

Median price \$380,000

Property Type House

Suburb Morwell

Period - From 01/07/2024

to 30/09/2024

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	40 Winifred St MORWELL 3840	\$475,000	12/11/2024
2			
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:

19/12/2024 12:10



 4    3    2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$499,000

**Median House Price**

September quarter 2024: \$380,000

## Comparable Properties



**40 Winifred St MORWELL 3840 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$475,000

**Method:** Private Sale

**Date:** 12/11/2024

**Property Type:** House

**Land Size:** 709 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.