

# 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

2 Green Street, Morwell Vic 3840

### Indicative selling price

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

Range between \$360,000 & \$380,000

### Median sale price

Median price \$342,000 Property Type House Suburb Morwell

Period - From 01/10/2023 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 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	25 Catterick St MORWELL 3840	\$300,000	07/10/2024
2	18 Barry St MORWELL 3840	\$310,000	27/08/2024
3	14 Williams St MORWELL 3840	\$312,000	17/06/2024

**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 18 months.~~

This Statement of Information was prepared on:

28/11/2024 14:25



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**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$360,000 - \$380,000

**Median House Price**

Year ending September 2024: \$342,000

## Comparable Properties



**25 Catterick St MORWELL 3840 (REI/VG)**

**Agent Comments**

2 1 3

**Price:** \$300,000

**Method:** Private Sale

**Date:** 07/10/2024

**Property Type:** House

**Land Size:** 612 sqm approx



**18 Barry St MORWELL 3840 (REI)**

**Agent Comments**

2 1 1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** House



**14 Williams St MORWELL 3840 (VG)**

**Agent Comments**

2 - -

**Price:** \$312,000

**Method:** Sale

**Date:** 17/06/2024

**Property Type:** House (Res)

**Land Size:** 770 sqm approx