

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

5 Blackwood Place, Morwell Vic 3840

Indicative selling price

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

Single price

\$515,000

Median sale price

Median price

\$350,000

Property Type

House

Suburb

Morwell

Period - From

01/10/2021

to

31/12/2021

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	55 Gabo Way MORWELL 3840	\$532,500	27/11/2021
2	1 Franklin St MORWELL 3840	\$520,000	14/12/2021
3	11 Hewat Ct MORWELL 3840	\$499,000	07/04/2022

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:

14/04/2022 14:04



Property Type:
Agent Comments

Indicative Selling Price
\$515,000
Median House Price
December quarter 2021: \$350,000

Comparable Properties



55 Gabo Way MORWELL 3840 (VG)

Agent Comments



Price: \$532,500
Method: Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 756 sqm approx



1 Franklin St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 14/12/2021
Property Type: House
Land Size: 790 sqm approx



11 Hewat Ct MORWELL 3840 (REI)

Agent Comments



Price: \$499,000
Method: Private Sale
Date: 07/04/2022
Property Type: House
Land Size: 648 sqm approx