

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

21 Sowerby Road, Morwell Vic 3840

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$355,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2023

to

31/03/2023

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	11 Nottingham Av MORWELL 3840	\$581,000	13/12/2022
2	3 Manor Rise MORWELL 3840	\$568,000	22/12/2022
3	1 Allerdale Rise MORWELL 3840	\$567,000	08/07/2022

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:

01/05/2023 16:01



4 2 2

Property Type: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
\$599,000
Median House Price
March quarter 2023: \$355,000

Comparable Properties



11 Nottingham Av MORWELL 3840 (REI/VG)

Agent Comments

4 2 2

Price: \$581,000
Method: Private Sale
Date: 13/12/2022
Property Type: House
Land Size: 710 sqm approx



3 Manor Rise MORWELL 3840 (REI)

Agent Comments

3 2 2

Price: \$568,000
Method: Private Sale
Date: 22/12/2022
Property Type: House
Land Size: 996 sqm approx



1 Allerdale Rise MORWELL 3840 (REI/VG)

Agent Comments

4 2 2

Price: \$567,000
Method: Private Sale
Date: 08/07/2022
Property Type: House
Land Size: 830 sqm approx