

## 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

3/7 ANN STREET MORWELL VIC 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$240,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$262,500

Property type

Unit

Suburb

Morwell

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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

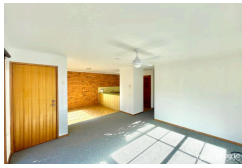
Date of sale

3/6 ANN STREET MORWELL VIC 3840	\$250,000	21-Feb-24
4/9 ELGIN STREET MORWELL VIC 3840	\$240,000	13-Dec-23
40 WEST VALE DRIVE MORWELL VIC 3840	\$242,000	30-Jun-23

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: 15 October 2024

**3/6 ANN STREET MORWELL VIC  
3840**

Sold Price

**\$250,000**

Sold Date

**21-Feb-24**

2

1

1

Distance

**0.09km****4/9 ELGIN STREET MORWELL VIC  
3840**

Sold Price

**\$240,000**

Sold Date

**13-Dec-23**

2

1

1

Distance

**0.12km****40 WEST VALE DRIVE MORWELL  
VIC 3840**

Sold Price

**\$242,000**

Sold Date

**30-Jun-23**

2

1

1

Distance

**3.08km****RS** = Recent sale**UN** = Undisclosed Sale

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