

# 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

35 Madden 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)

Single price

\$439,000

### Median sale price

Median price

\$310,000

Property Type

House

Suburb

Morwell

Period - From

13/07/2021

to

12/07/2022

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 | 105 Maryvale Rd MORWELL 3840   | \$450,000 | 22/04/2022   |
| 2 | 7 Vindon Av MORWELL 3840       | \$425,000 | 17/05/2022   |
| 3 | 6 Foster Av MORWELL 3840       | \$420,000 | 08/04/2022   |

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:

13/07/2022 11:12



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 632 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$439,000

**Median House Price**  
13/07/2021 - 12/07/2022: \$310,000

## Comparable Properties



**105 Maryvale Rd MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 22/04/2022  
**Property Type:** House  
**Land Size:** 659 sqm approx



**7 Vindon Av MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 17/05/2022  
**Property Type:** House  
**Land Size:** 690 sqm approx



**6 Foster Av MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 08/04/2022  
**Property Type:** House  
**Land Size:** 609 sqm approx