

# 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

29 Mcdonald 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 \$449,000 & \$469,000

### Median sale price

Median price \$328,750 Property Type House Suburb Morwell

Period - From 01/10/2023 to 31/12/2023 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	34 Wallace St MORWELL 3840	\$470,000	03/08/2023
2	150 Mary St MORWELL 3840	\$465,000	30/08/2023
3	24 Elgin St MORWELL 3840	\$419,000	27/10/2023

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:

04/03/2024 12:38



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**Property Type:** House (Res)

**Land Size:** 875 sqm approx

Agent Comments

## Comparable Properties



**34 Wallace St MORWELL 3840 (REI/VG)**

Agent Comments

 4    2    6

**Price:** \$470,000

**Method:** Private Sale

**Date:** 03/08/2023

**Property Type:** House

**Land Size:** 579 sqm approx



**150 Mary St MORWELL 3840 (REI)**

Agent Comments

 3    1    2

**Price:** \$465,000

**Method:** Private Sale

**Date:** 30/08/2023

**Property Type:** House

**Land Size:** 981 sqm approx



**24 Elgin St MORWELL 3840 (REI/VG)**

Agent Comments

 4    2    4

**Price:** \$419,000

**Method:** Private Sale

**Date:** 27/10/2023

**Property Type:** House

**Land Size:** 1010 sqm approx