# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 29 Mcdonald Street, Morwell Vic 3840

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$449,000		&		\$469,000			
Median sale p	rice							
Median price	\$328,750	Pro	operty Type	Hou	ISE		Suburb	Morwell
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress 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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Indicative Selling Price \$449,000 - \$469,000 Median House Price December quarter 2023: \$328,750





**Property Type:** House (Res) **Land Size:** 875 sqm approx Agent Comments

# **Comparable Properties**



34 Wallace St MORWELL 3840 (REI/VG)



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

Agent Comments





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



Price: \$419,000 Method: Private Sale Date: 27/10/2023 Property Type: House Land Size: 1010 sqm approx

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634





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