

# 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

130 Helen 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

\$330,000

### Median sale price

Median price

\$275,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2021

to

30/09/2021

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	27 Madden St MORWELL 3840	\$350,000	14/09/2021
2	16 Jane St MORWELL 3840	\$310,000	18/06/2021
3	2 Maurice Ct MORWELL 3840	\$306,000	03/09/2021

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:

02/12/2021 17:02



**Property Type:** House (Res)

**Land Size:** 840 sqm approx

Agent Comments

**Indicative Selling Price**

\$330,000

**Median House Price**

September quarter 2021: \$275,000

## Comparable Properties



**27 Madden St MORWELL 3840 (VG)**

Agent Comments



**Price:** \$350,000

**Method:** Sale

**Date:** 14/09/2021

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**16 Jane St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$310,000

**Method:** Private Sale

**Date:** 18/06/2021

**Property Type:** House

**Land Size:** 865 sqm approx



**2 Maurice Ct MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$306,000

**Method:** Private Sale

**Date:** 03/09/2021

**Property Type:** House

**Land Size:** 800 sqm approx