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

56 EL	_GIN ST	REET	MORW	/ELL	VIC	3840
00 -	-0					00.0

Indicative selling price

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

Single Price	\$379,000	or range between	&	
Median sale price				
(*Delete house or unit as app	olicable)			

Median Price	\$329,800	Prop	erty type		House	Suburb	Morwell
Period-from	01 Oct 2023	to	30 Sep 2	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
17 FRANKLIN STREET MORWELL VIC 3840	\$392,000	06-Jun-24
27 WINIFRED STREET MORWELL VIC 3840	\$395,000	19-Jul-24
34 CHURCHILL ROAD MORWELL VIC 3840	\$385,000	02-Aug-24

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: 14 October 2024



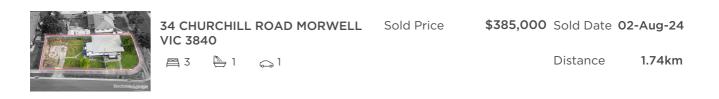
consumer.vic.gov.au



	17 FRANKLIN STREET MORWELL VIC 3840	Sold Price	\$392,000 Sold Date 06-Jun-24
	🚍 3 🖺 1 🞧 4		Distance 2.84km



27 WINIFRED STREET MORWELL VIC 3840	Sold Price	\$395,000 Sold Date	19-Jul-24
🚍 3 🕒 1 👝 1		Distance	1.14km



RS = Recent sale UN = Undisclosed Sale

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