

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

5 KOKODA STREET MORWELL VIC 3840

Indicative selling price

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

Single Price

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$326,500

Property type

House

Suburb

Morwell

Period-from

01 Apr 2022

to

31 Mar 2023

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

24 DONALD STREET MORWELL VIC 3840	\$375,000	20-Dec-22
42 THE BOULEVARD MORWELL VIC 3840	\$377,500	03-Oct-22
8 CHESTNUT AVENUE MORWELL VIC 3840	\$365,000	22-Dec-21

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: 26 April 2023

 	24 DONALD STREET MORWELL VIC 3840	Sold Price	\$375,000	Sold Date	20-Dec-22
 3  1  1	Distance	0.72km			
	42 THE BOULEVARD MORWELL VIC 3840	Sold Price	\$377,500	Sold Date	03-Oct-22
 3  1  1	Distance	0.87km			
	8 CHESTNUT AVENUE MORWELL VIC 3840	Sold Price	\$365,000	Sold Date	22-Dec-21
 3  1  1	Distance	1.22km			

RS = Recent sale

UN = Undisclosed Sale

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