

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

23 McDonald 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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$180,000

Property type

House

Suburb

Morwell

Period-from

01 Jun 2019

to

31 May 2020

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

16 McDonald Street Morwell VIC 3840	\$285,000	11-Dec-19
11 Winifred Street Morwell VIC 3840	\$292,000	28-May-20
30 McLean Street Morwell VIC 3840	\$320,000	17-Jan-20

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.~~

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16 McDonald Street Morwell VIC 3840

Sold Price

\$285,000

Sold Date

11-Dec-19

3 1 1

Distance

0.09km



11 Winifred Street Morwell VIC 3840

Sold Price

\$292,000^{UN}

Sold Date

28-May-20

3 1 3

Distance

0.59km



30 McLean Street Morwell VIC 3840

Sold Price

\$320,000

Sold Date

17-Jan-20

3 2 3

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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