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 60 Comans Street, Morwell Vic 3840

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$540,000		&		\$550,000			
Median sale p	rice							
Median price	\$335,000	Pro	operty Type	Hou	se		Suburb	Morwell
Period - From	01/07/2023	to	30/06/2024		So	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3 Hourigan Rd MORWELL 3840	\$532,500	09/04/2024
2	45 The Avenue MORWELL 3840	\$530,000	14/12/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

02/09/2024 10:00









Property Type: House Land Size: 1564 sqm approx Agent Comments

Indicative Selling Price \$540,000 - \$550,000 Median House Price Year ending June 2024: \$335,000

Comparable Properties



3 Hourigan Rd MORWELL 3840 (REI) **à** 2



Price: \$532,500 Method: Private Sale Date: 09/04/2024 Property Type: House Land Size: 1492 sqm approx Agent Comments

45 The Avenue MORWELL 3840 (VG)

Agent Comments



Price: \$530,000 Method: Sale Date: 14/12/2023 Property Type: House (Res) Land Size: 1403 sqm approx

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 eighteen months.

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

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