

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

60 Comans Street, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000 & \$550,000

Median sale price

Median price \$335,000 Property Type House Suburb Morwell

Period - From 01/07/2023 to 30/06/2024 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 eighteen 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	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



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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)

Agent Comments

 4  1  2

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

45 The Avenue MORWELL 3840 (VG)

Agent Comments

 3  -  -

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.