# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	94 Church Street, Morwell Vic 3840
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price	\$215,000

## Median sale price

Median price	\$233,500	Pro	perty Type	Vaca	ant land		Suburb	Morwell
Period - From	12/10/2022	to	11/10/2023		Sc	urce	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

7,01	aress of comparable property	1 1100	Date of Sale
1	2 Wedge St MORWELL 3840	\$232,000	22/06/2023
2	10 Caddie Ct MORWELL 3840	\$200,000	08/06/2023
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:	12/10/2023 12:37



Date of sale



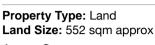
Jesse Watson 03 5133 7777 0421 337 777 jessew@fncentralkw.com.au

Indicative Selling Price \$215,000 Median Land Price

12/10/2022 - 11/10/2023: \$233,500







Agent Comments

# Comparable Properties



2 Wedge St MORWELL 3840 (REI/VG)

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Price: \$232,000 Method: Private Sale Date: 22/06/2023 Property Type: Land Land Size: 664 sqm approx **Agent Comments** 



10 Caddie Ct MORWELL 3840 (REI/VG)

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Price: \$200,000 Method: Private Sale

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Agent Comments

Date: 08/06/2023
Property Type: Land
Land Size: 649 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.

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