

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

55 Dell Circuit, Morwell Vic 3840

Indicative selling price

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

Single price \$259,000

Median sale price

Median price \$295,000

Property Type Unit

Suburb Morwell

Period - From 01/10/2023

to 30/09/2024

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 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
1	36 West Vale Dr MORWELL 3840	\$250,000	19/09/2024
2	16 Cove PI MORWELL 3840	\$259,000	06/09/2023
3	25 Cove PI MORWELL 3840	\$253,000	30/08/2023

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:

21/11/2024 10:11



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Rooms: 3
Property Type: House
Agent Comments

Indicative Selling Price
 \$259,000

Median Unit Price
 Year ending September 2024: \$295,000

Comparable Properties

36 West Vale Dr MORWELL 3840 (VG)

Agent Comments

 1
  -
  -

Price: \$250,000
Method: Sale
Date: 19/09/2024
Property Type: Flat/Unit/Apartment (Res)



16 Cove PI MORWELL 3840 (VG)

Agent Comments

 2
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  -

Price: \$259,000
Method: Sale
Date: 06/09/2023
Property Type: Flat/Unit/Apartment (Res)



25 Cove PI MORWELL 3840 (VG)

Agent Comments

 2
  -
  -

Price: \$253,000
Method: Sale
Date: 30/08/2023
Property Type: Flat/Unit/Apartment (Res)

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