

# 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

45 Spring Court, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$335,000

### Median sale price

Median price

\$255,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2021

to

31/03/2021

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.

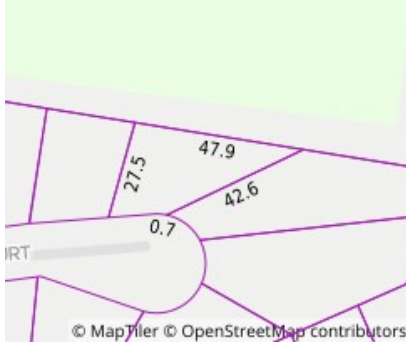
	Address of comparable property	Price	Date of sale
1	42 Grant St MORWELL 3840	\$325,000	09/04/2021
2	7 Phyllis St MORWELL 3840	\$310,000	03/02/2021
3	49 Kurt St MORWELL 3840	\$295,000	05/02/2021

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:

28/04/2021 16:20



**Property Type:** Land  
**Land Size:** 785 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$335,000  
**Median House Price**  
March quarter 2021: \$255,000

## Comparable Properties



**42 Grant St MORWELL 3840 (REI)**

**Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 09/04/2021  
**Property Type:** House  
**Land Size:** 922 sqm approx



**7 Phyllis St MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$310,000  
**Method:** Sale  
**Date:** 03/02/2021  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



**49 Kurt St MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 05/02/2021  
**Property Type:** House  
**Land Size:** 614 sqm approx