

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 and
postcode

56 VINCENT ROAD MORWELL VIC 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

House

Suburb

Morwell

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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

21 CHURCHILL ROAD MORWELL VIC 3840	\$349,500	22-Jul-24
155 BUCKLEY STREET MORWELL VIC 3840	\$350,000	17-Oct-24
148 VINCENT ROAD MORWELL VIC 3840	\$350,000	23-Sep-24

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.~~

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**21 CHURCHILL ROAD MORWELL
VIC 3840**

Sold Price

\$349,500

Sold Date

22-Jul-24

 3  1  2

Distance

0.28km



**155 BUCKLEY STREET MORWELL
VIC 3840**

Sold Price

\$350,000

Sold Date

17-Oct-24

 3  1  2

Distance

0.78km



148 VINCENT ROAD MORWELL VIC 3840

Sold Price

Sold Date

23-Sep-24

 3  2  1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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