

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41 MCLEAN STREET, MORWELL, VIC 3840

Indicative selling price

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

Single price

\$380,000

or range between

&

Median sale price

Median price

\$323,553

Property Type

House

Suburb

MORWELL

Period - From

13/12/23

to

13/12/24

Source

CoreLogic

Comparable property sales

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
27 WINIFRED STREET MORWELL VIC 3840	\$395,000	19/07/24
5 QUIGLEY STREET MORWELL VIC 3840	\$320,000	02/12/24
3 GAY STREET MORWELL VIC 3840	\$335,000	31/10/24

This Statement of Information was prepared on:

13/12/2024