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

11 WINIFRED STREET 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	\$495,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$340,000	Prop	erty type		House	Suburb	Morwell
Period-from	01 Jun 2024	to	31 May 2	2025	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	
274 COMMERCIAL ROAD MORWELL VIC 3840	\$495,000	29-Nov-24	
29 WINIFRED STREET MORWELL VIC 3840	\$475,000	17-Apr-24	
19 JOY STREET MORWELL VIC 3840	\$455,000	26-Feb-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.

This Statement of Information was prepared on: 12 June 2025



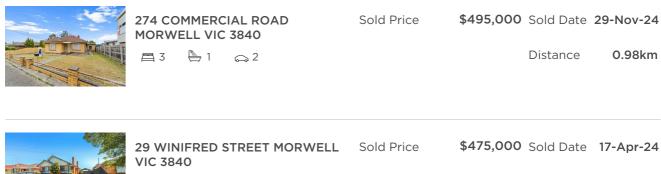
consumer.vic.gov.au



- P 0351339122
- M 0419335271

E morwell@stockdaleleggo.com.au

0.98km

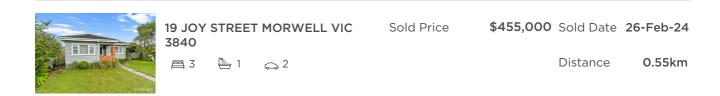


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MORWELL	Sold Price	\$475,000	Sold Date	17-Apr-24
			Distance	0.14km



RS = Recent sale UN = Undisclosed Sale

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