

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

13 PALM GROVE 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

\$840,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$329,800

Property type

House

Suburb

Morwell

Period-from

01 Oct 2023

to

30 Sep 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

5 BECK AVENUE CHURCHILL VIC 3842	\$780,000	17-Sep-24
35 MURRAY ROAD YALLOURN NORTH VIC 3825	\$799,000	29-Jun-23
390 FIRMINS LANE HAZELWOOD NORTH VIC 3840	\$835,000	17-Apr-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: 22 October 2024



5 BECK AVENUE CHURCHILL VIC 3842

Sold Price

^{RS}

\$780,000

Sold Date

17-Sep-24

3

2

2

Distance

9.87km



35 MURRAY ROAD YALLOURN NORTH VIC 3825

Sold Price

\$799,000

Sold Date

29-Jun-23

3

2

2

Distance

8.77km



390 FIRMIN'S LANE HAZELWOOD NORTH VIC 3840

Sold Price

\$835,000

Sold Date

17-Apr-24

3

2

2

Distance

6.68km

RS = Recent sale

UN = Undisclosed Sale

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