

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 PARKVIEW BOULEVARD 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

\$698,000

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

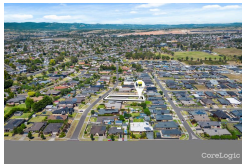
Date of sale

23 SKELDALE WYND MORWELL VIC 3840	\$675,000	19-Apr-23
10 PICKERING AVENUE MORWELL VIC 3840	\$660,000	25-Jan-24
7 BRAMPTON AVENUE MORWELL VIC 3840	\$645,000	23-Aug-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: 07 October 2024



23 SKELDALE WYND MORWELL VIC 3840

4 2 2

Sold Price

\$675,000

Sold Date

19-Apr-23

Distance

2.57km



10 PICKERING AVENUE MORWELL VIC 3840

4 2 2

Sold Price

\$660,000

Sold Date

25-Jan-24

Distance

2.36km



7 BRAMPTON AVENUE MORWELL VIC 3840

4 2 2

Sold Price

^{RS} **\$645,000**

Sold Date

23-Aug-24

Distance

2.32km

RS = Recent sale

UN = Undisclosed Sale

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