

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

14 EVANS STREET, MORWELL, VIC 3840

Indicative selling price

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

Single price

or range between

\$460,000

&

\$495,000

Median sale price

Median price

\$330,750

Property Type

House

Suburb

MORWELL

Period - From

February 2024

to

Janunary 2025

Source

RPDATA

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
3 HOURIGAN ROAD MORWELL VIC 3840	\$532,000	02/02/2024
105 HOLMES ROAD MORWELL VIC 3840	\$435,000	24/09/2024
27 CHURCHILL ROAD MORWELL VIC 3840	\$415,000	24/04/2024

This Statement of Information was prepared on:

3/02/2025