



Dream Property Solutions Pty. Ltd. T/A Dream Property Solutions Pty. Ltd.
16 Arnold Drive Scoresby VIC 3179

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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 18 Crinigan Road Morwell, VIC 3840

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$369,900 or range between \$* & \$

Median sale price

Median price \$349,500 Property Type House Suburb or Locality Morwell

Period - From September 2024 to August 2025 Source Realestate.com.au

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
1 3 Hewat Court, Morwell, Vic 3840	\$467,000	29 Aug 2025
2 40 Churchill Road, Morwell, Vic 3840	\$480,000	26 Aug 2025
3 16 Franklin Street, Morwell, Vic 3840	\$390,000	22 Aug 2025

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: 02/09/2025