



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 22 The Boulevard 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 \$550,000 or range between \$* & \$

Median sale price

Median price \$450,000 Property Type House Suburb or Locality Morwell
Period - From November 2024 to October 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 96 Commercial Road, Morwell, Vic 3840	\$490,000	21 Oct 2025
2 21 Lord Place, Morwell, Vic 3840	\$593,000	15 Oct 2025
3 32 Heritage Boulevard, Morwell, Vic 3840	\$625,000	06 Oct 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: 06/11/2025