# 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

#### 3 URBAHNS CRESCENT 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	\$350,000	<del>or range</del> <del>between</del>	&	
Median sale price				
(*Delete house or unit as app	plicable)			

Median Price	\$340,000	Property type			House	Suburb	Morwell
Period-from	01 Jun 2024	to	31 May 2	2025	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
3 BULGA COURT MORWELL VIC 3840	\$435,000	29-Jul-24
118 BRIDLE ROAD MORWELL VIC 3840	\$430,000	06-Sep-24
29 GABO WAY MORWELL VIC 3840	\$435,000	18-Sep-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: 12 June 2025



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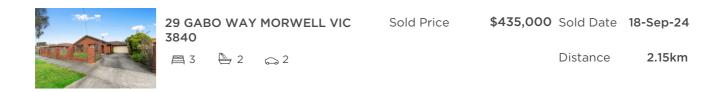
E morwell@stockdaleleggo.com.au



	3 BULGA COURT MORWELL VIC 3840		Sold Price	\$435,000	Sold Date	29-Jul-24
Correlate	<b>■</b> 3 <b>►</b> 2	<u></u>			Distance	1.53km
			Sold Price	\$430.000	Sold Date	06-Sep-24



Star /	118 BRIDLE ROAD MORWELL VIC 3840			Sold Price	\$430,000	Sold Date	06-Sep-24
ogte		2	<b>⇔</b> 2			Distance	1.92km



#### RS = Recent sale UN = Undisclosed Sale

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