

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

7 DOHERTY AVENUE 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

\$498,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$248,750

Property type

Unit

Suburb

Morwell

Period-from

01 May 2024

to

30 Apr 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

29 WINIFRED STREET MORWELL VIC 3840	\$475,000	17-Apr-24
10 DARGO CRESCENT MORWELL VIC 3840	\$495,000	11-Dec-23
274 COMMERCIAL ROAD MORWELL VIC 3840	\$495,000	29-Nov-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 May 2025



29 WINIFRED STREET MORWELL VIC 3840

3 1 2

Sold Price

\$475,000

Sold Date

17-Apr-24

Distance

0.77km



10 DARGO CRESCENT MORWELL VIC 3840

3 1 2

Sold Price

\$495,000

Sold Date

11-Dec-23

Distance

2.72km



274 COMMERCIAL ROAD MORWELL VIC 3840

3 1 2

Sold Price

Sold Date

29-Nov-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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