

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

7A TALBOT COURT 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Unit

Suburb

Morwell

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

32 WYUNG DRIVE MORWELL VIC 3840	\$475,000	02-Jul-25
7 YARAK COURT MORWELL VIC 3840	\$425,000	24-Mar-25
25 THE AVENUE MORWELL VIC 3840	\$440,000	14-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.~~

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32 WYUNG DRIVE MORWELL VIC 3840

3 1 2

Sold Price

^{RS} **\$475,000** Sold Date **02-Jul-25**

Distance **0.35km**



7 YARAK COURT MORWELL VIC 3840

3 1 2

Sold Price

\$425,000 Sold Date **24-Mar-25**

Distance **0.36km**



25 THE AVENUE MORWELL VIC 3840

3 1 1

Sold Price

\$440,000 Sold Date **14-Nov-24**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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