

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 or
locality and postcode

2 Gona Street, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$330,000

Median sale price

Median price \$315,000

Property Type House

Suburb Morwell

Period - From 01/01/2022

to 31/03/2022

Source REIV

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.

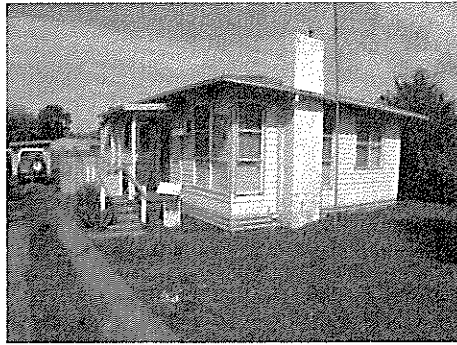
	Address of comparable property	Price	Date of sale
1	16 Hourigan Rd MORWELL 3840	\$330,000	14/04/2022
2	15 Butters St MORWELL 3840	\$318,000	17/03/2022
3	3 Vindon Av MORWELL 3840	\$315,000	15/03/2022

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:

20/04/2022 12:38



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Property Type: House (Res)
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$330,000
Median House Price
March quarter 2022: \$315,000

Comparable Properties

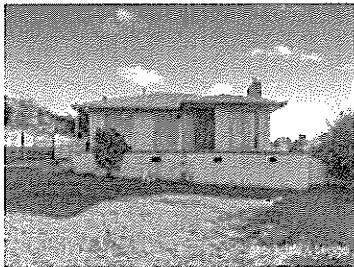


16 Hourigan Rd MORWELL 3840 (REI)

Agent Comments

4 2 -

Price: \$330,000
Method: Private Sale
Date: 14/04/2022
Property Type: House
Land Size: 632 sqm approx

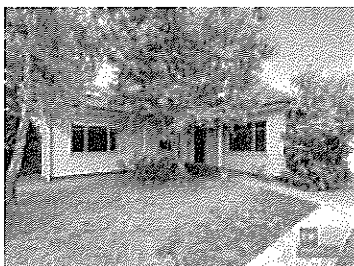


15 Butters St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$318,000
Method: Private Sale
Date: 17/03/2022
Property Type: House
Land Size: 768 sqm approx



3 Vindon Av MORWELL 3840 (REI/VG)

Agent Comments

3 1 3

Price: \$315,000
Method: Private Sale
Date: 15/03/2022
Property Type: House
Land Size: 705 sqm approx