

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

13 Tobruk Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$354,000

Property Type

House

Suburb

Morwell

Period - From

01/10/2021

to

30/09/2022

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	38 Booth St MORWELL 3840	\$315,000	21/12/2022
2	29 Hopetoun Av MORWELL 3840	\$310,000	11/03/2022
3	25 Evans St MORWELL 3840	\$298,000	25/03/2022

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:

28/12/2022 10:57

Frank Palermo

03 5133 7777

0427 049 696

frankp@kwproperty.com.au

Indicative Selling Price

\$295,000

Median House Price

Year ending September 2022: \$354,000



Property Type:

Agent Comments

Comparable Properties



38 Booth St MORWELL 3840 (REI)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 21/12/2022

Property Type: House

Land Size: 568 sqm approx



29 Hopetoun Av MORWELL 3840 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 11/03/2022

Property Type: House

Land Size: 613 sqm approx



25 Evans St MORWELL 3840 (VG)

Agent Comments



Price: \$298,000

Method: Sale

Date: 25/03/2022

Property Type: House (Res)

Land Size: 658 sqm approx