

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

88 Church Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$357,500

Property Type

House

Suburb

Morwell

Period - From

01/01/2022

to

31/12/2022

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	112 Vary St MORWELL 3840	\$340,000	13/03/2022
2	2 Billingsley Ct MORWELL 3840	\$303,000	17/03/2022
3	65 Well St MORWELL 3840	\$300,000	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:

21/03/2023 12:13

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Indicative Selling Price

\$299,000

Median House Price

Year ending December 2022: \$357,500



Property Type:

Agent Comments

Comparable Properties



112 Vary St MORWELL 3840 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 13/03/2022

Property Type: House (Res)

Land Size: 550 sqm approx



2 Billingsley Ct MORWELL 3840 (VG)

Agent Comments



Price: \$303,000

Method: Sale

Date: 17/03/2022

Property Type: House (Res)

Land Size: 605 sqm approx



65 Well St MORWELL 3840 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 15/03/2022

Property Type: House (Res)

Land Size: 807 sqm approx

Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634