

# 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

4 Madden Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$325,000

### Median sale price

Median price

\$332,500

Property Type

House

Suburb

Morwell

Period - From

01/04/2024

to

30/06/2024

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	61 Porter St MORWELL 3840	\$320,000	08/05/2024
2	10 Kurt St MORWELL 3840	\$317,500	21/02/2024
3	48 Haywood St MORWELL 3840	\$300,000	26/02/2024

**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:

18/07/2024 11:34

4 Madden Street, Morwell Vic 3840



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**Indicative Selling Price**

\$325,000

**Median House Price**

June quarter 2024: \$332,500



3 1 1

**Property Type:** House

**Land Size:** 619 sqm approx

Agent Comments

## Comparable Properties



**61 Porter St MORWELL 3840 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 08/05/2024

**Property Type:** House

**Land Size:** 681 sqm approx



**10 Kurt St MORWELL 3840 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$317,500

**Method:** Private Sale

**Date:** 21/02/2024

**Property Type:** House

**Land Size:** 661 sqm approx



**48 Haywood St MORWELL 3840 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$300,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** House

**Land Size:** 578 sqm approx

**Account** - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634



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