

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

129 Helen Street, Morwell Vic 3840

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$340,000

Property Type House

Suburb Morwell

Period - From 01/01/2023

to 31/12/2023

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 eighteen 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	2 Joseph Ct MORWELL 3840	\$385,000	01/09/2023
2	17 Donald St MORWELL 3840	\$375,000	05/10/2022
3			

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 eighteen months.

This Statement of Information was prepared on:

01/03/2024 13:06

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Property Type: House (Previously Occupied - Detached)
Land Size: 754 sqm approx
Agent Comments

Indicative Selling Price
\$365,000
Median House Price
Year ending December 2023: \$340,000

Comparable Properties



2 Joseph Ct MORWELL 3840 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 636 sqm approx



17 Donald St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 05/10/2022
Property Type: House
Land Size: 856 sqm approx

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 eighteen months.

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