## 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	10 Ashley Avenue, Morwell Vic 3840
Including suburb or	
locality and postcode	

### Indicative selling price

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

Single price \$820,000

### Median sale price

Median price \$340,000	Property Type	House	Suburb	Morwell
Period - From 01/01/2024	to 31/03/2024	l Sou	rce 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

Address of comparable property		Price	Date of sale
1	157 Bridle Rd MORWELL 3840	\$780,000	28/04/2023
2	10 Pickering Av MORWELL 3840	\$750,000	02/09/2023
3	3 Josie PI MORWELL 3840	\$750,000	01/02/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	29/04/2024 11:48













Property Type: Land Land Size: 1107 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$820,000 **Median House Price** March quarter 2024: \$340,000

# Comparable Properties



157 Bridle Rd MORWELL 3840 (REI/VG)





**Agent Comments** 

Price: \$780,000 Method: Private Sale Date: 28/04/2023 Property Type: House

Land Size: 1230 sqm approx



10 Pickering Av MORWELL 3840 (REI)





Price: \$750,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res) Land Size: 707 sqm approx

Agent Comments



3 Josie PI MORWELL 3840 (REI/VG)





Price: \$750.000 Method: Private Sale Date: 01/02/2023 Property Type: House

Land Size: 1072.54 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.