

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

6 Langford Street, Morwell Vic 3840

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$335,000

Property Type House

Suburb Morwell

Period - From 01/07/2023

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	27 Winifred St MORWELL 3840	\$395,000	05/08/2024
2	30 Vincent Rd MORWELL 3840	\$350,000	28/05/2024
3	44 Cynthia St MORWELL 3840	\$350,000	10/05/2024

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:

22/08/2024 10:12



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Rooms: 6
Property Type: House (Res)
Land Size: 787 sqm approx
Agent Comments

Indicative Selling Price
\$379,000
Median House Price
Year ending June 2024: \$335,000

Comparable Properties



27 Winifred St MORWELL 3840 (REI/VG)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 05/08/2024
Property Type: House
Land Size: 694 sqm approx



30 Vincent Rd MORWELL 3840 (REI/VG)

Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 28/05/2024
Property Type: House
Land Size: 742 sqm approx



44 Cynthia St MORWELL 3840 (REI/VG)

Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 10/05/2024
Property Type: House
Land Size: 1161 sqm approx

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