

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

10 Ashley Avenue, Morwell Vic 3840

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

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	157 Bridle Rd MORWELL 3840	\$780,000	28/04/2023
2	10 Pickering Av MORWELL 3840	\$750,000	02/09/2023
3	3 Josie Pl MORWELL 3840	\$750,000	01/02/2023

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:

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)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 707 sqm approx



3 Josie PI MORWELL 3840 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 01/02/2023
Property Type: House
Land Size: 1072.54 sqm approx

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