

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 Mclean Street, Morwell Vic 3840

Indicative selling price

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

Single price \$298,500

Median sale price

Median price \$328,750

Property Type House

Suburb Morwell

Period - From 01/10/2023

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 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	37 Vincent Rd MORWELL 3840	\$270,000	08/03/2024
2	32 Mcmillan St MORWELL 3840	\$255,000	14/03/2024
3	78 Robertson St MORWELL 3840	\$255,000	25/09/2023

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:

03/04/2024 12:08



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Property Type: House

Agent Comments

Indicative Selling Price

\$298,500

Median House Price

December quarter 2023: \$328,750

Comparable Properties



37 Vincent Rd MORWELL 3840 (REI)

Agent Comments

2 1 -

Price: \$270,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 856 sqm approx



32 Mcmillan St MORWELL 3840 (REI)

Agent Comments

2 1 1

Price: \$255,000

Method: Private Sale

Date: 14/03/2024

Property Type: House

Land Size: 848 sqm approx



78 Robertson St MORWELL 3840 (REI/VG)

Agent Comments

2 1 1

Price: \$255,000

Method: Private Sale

Date: 25/09/2023

Property Type: House

Land Size: 662 sqm approx

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