

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 Wicks Crescent, Morwell Vic 3840

Indicative selling price

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

Single price \$465,000

Median sale price

Median price \$371,250

Property Type House

Suburb Morwell

Period - From 01/04/2022

to 31/03/2023

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	29 Chestnut Av MORWELL 3840	\$480,000	19/08/2022
2	128 Bridle Rd MORWELL 3840	\$472,000	21/12/2022
3	5 Devon Ct MORWELL 3840	\$470,000	26/06/2023

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:

29/06/2023 10:07

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Indicative Selling Price

\$465,000

Median House Price

Year ending March 2023: \$371,250



4 2 2

Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



29 Chestnut Av MORWELL 3840 (REI/VG)

Agent Comments

4 1 2

Price: \$480,000

Method: Private Sale

Date: 19/08/2022

Property Type: House

Land Size: 724 sqm approx



128 Bridle Rd MORWELL 3840 (REI/VG)

Agent Comments

4 2 4

Price: \$472,000

Method: Private Sale

Date: 21/12/2022

Property Type: House

Land Size: 725 sqm approx



5 Devon Ct MORWELL 3840 (REI)

Agent Comments

4 2 4

Price: \$470,000

Method: Private Sale

Date: 26/06/2023

Property Type: House

Land Size: 902 sqm approx