

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

12 Hare Street, Morwell Vic 3840

Indicative selling price

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

Single price \$305,000

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	37 Vincent Rd MORWELL 3840	\$270,000	08/03/2024
2	10 Butters St MORWELL 3840	\$251,000	17/04/2024
3	43 Hourigan Rd MORWELL 3840	\$250,000	21/12/2023

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:

24/04/2024 15:53



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Property Type: House (Previously Occupied - Detached)
Land Size: 984 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$305,000
Median House Price
March quarter 2024: \$340,000

Comparable Properties



37 Vincent Rd MORWELL 3840 (REI/VG)

[Agent Comments](#)

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Price: \$270,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 856 sqm approx



10 Butters St MORWELL 3840 (REI)

[Agent Comments](#)

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Price: \$251,000
Method: Private Sale
Date: 17/04/2024
Property Type: House



43 Hourigan Rd MORWELL 3840 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$250,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 657 sqm approx

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