

# 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 123 Comans Street, Morwell Vic 3840  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$230,000

### 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 Robertson St MORWELL 3840	\$225,000	20/04/2024
2	2 Green St MORWELL 3840	\$208,000	09/02/2024
3	29 Tulloch St MORWELL 3840	\$200,000	27/02/2024

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: 24/05/2024 09:58



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**Property Type:** House  
**Land Size:** 800 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$230,000  
**Median House Price**  
 March quarter 2024: \$340,000

## Comparable Properties



**37 Robertson St MORWELL 3840 (VG)**

**Agent Comments**

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**Price:** \$225,000  
**Method:** Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**2 Green St MORWELL 3840 (VG)**

**Agent Comments**

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**Price:** \$208,000  
**Method:** Sale  
**Date:** 09/02/2024  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx



**29 Tulloch St MORWELL 3840 (REI)**

**Agent Comments**

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**Price:** \$200,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** House  
**Land Size:** 610 sqm approx

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