

# 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

129 Comans Street, Morwell Vic 3840

### Indicative selling price

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

Single price \$339,000

### Median sale price

Median price \$340,000

Property Type House

Suburb Morwell

Period - From 01/01/2023

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 | 53 Comans St MORWELL 3840      | \$350,000 | 06/09/2023   |
| 2 | 57 Vary St MORWELL 3840        | \$340,000 | 15/06/2023   |
| 3 | 112 Comans St MORWELL 3840     | \$340,000 | 24/11/2022   |

**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:

17/01/2024 11:57



**Property Type:** House  
**Land Size:** 852 sqm approx  
**Agent Comments**

## Comparable Properties



**53 Comans St MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 06/09/2023  
**Property Type:** House  
**Land Size:** 819 sqm approx



**57 Vary St MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 15/06/2023  
**Property Type:** House  
**Land Size:** 627 sqm approx



**112 Comans St MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 24/11/2022  
**Property Type:** House  
**Land Size:** 694 sqm approx