

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

148 Vincent Road, Morwell Vic 3840

Indicative selling price

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

Single price \$375,000

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	78 Elgin St MORWELL 3840	\$370,000	05/02/2024
2	7 Phyllis St MORWELL 3840	\$355,000	01/05/2024
3	51 The Boulevard MORWELL 3840	\$350,000	21/06/2024

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:

26/06/2024 10:56



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Property Type: House (Previously Occupied - Detached)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$375,000
Median House Price
March quarter 2024: \$340,000

Comparable Properties



78 Elgin St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$370,000
Method: Private Sale
Date: 05/02/2024
Property Type: House
Land Size: 725 sqm approx



7 Phyllis St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$355,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 559 sqm approx



51 The Boulevard MORWELL 3840 (REI)

Agent Comments

3 1 1

Price: \$350,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 607 sqm approx

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