Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price \$785,000 Or range between &						e	Property offered for sal
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price \$785,000 or range &	15-17 RACHEL WAY MORWELL VIC 3840						Including suburb and
Single Price \$785,000 or range &	e or range as applicable)	ice or range	Delete single pric	u/underguoting (*	ic dov au	e see consumer vi	• .
			or range		o.gov.au		
Median sale price (*Delete house or unit as applicable)						plicable)	•
Median Price \$330,000 Property type House Suburb Morwell	Suburb Morwell	Suburb	House	erty type	Prop	\$330,000	Median Price
Period-from 01 Apr 2023 to 31 Mar 2024 Source Corelogic	Corelogic	e	Source	31 Mar 2024	to	01 Apr 2023	Period-from
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	roperty for sale.	property for	oroperty for sale	kilometres of the	thin five I	properties sold wit t's representative	A* These are the three periods agent or agen
OR							

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: 27 April 2024



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