

# 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

16 Ashley Avenue, 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 \$639,000

### Median sale price

Median price \$371,250

Property Type House

Suburb Morwell

Period - From 01/04/2022

to 31/03/2023

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	5 Sowerby Rd MORWELL 3840	\$705,000	13/02/2023
2	7 Jacob Ct MORWELL 3840	\$645,000	05/04/2023
3	11 Joanne Ct MORWELL 3840	\$638,000	11/03/2022

**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:

30/06/2023 14:10

Jesse Watson

03 5133 7777

0421 337 777

jessew@kwproperty.com.au

**Indicative Selling Price**

\$639,000

**Median House Price**

Year ending March 2023: \$371,250



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 573 sqm approx

Agent Comments

## Comparable Properties



**5 Sowerby Rd MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$705,000

**Method:** Private Sale

**Date:** 13/02/2023

**Property Type:** House

**Land Size:** 682 sqm approx



**7 Jacob Ct MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$645,000

**Method:** Private Sale

**Date:** 05/04/2023

**Property Type:** House

**Land Size:** 828 sqm approx



**11 Joanne Ct MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$638,000

**Method:** Private Sale

**Date:** 11/03/2022

**Property Type:** House

**Land Size:** 1270 sqm approx

**Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634**