

# 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

2 Sinclair 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 \$310,000

### 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	61 Porter St MORWELL 3840	\$320,000	08/05/2024
2	89 Vary St MORWELL 3840	\$305,000	15/03/2024
3	76 Crinigan Rd MORWELL 3840	\$305,000	04/04/2024

**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:

17/06/2024 10:21



**Property Type:** House  
**Land Size:** 675 sqm approx  
**Agent Comments**

## Comparable Properties



**61 Porter St MORWELL 3840 (REI)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 08/05/2024  
**Property Type:** House



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

**Agent Comments**



**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** House  
**Land Size:** 687 sqm approx



**76 Crinigan Rd MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 04/04/2024  
**Property Type:** House  
**Land Size:** 519 sqm approx