

# 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

23 The Boulevard, 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 \$449,000

### 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	29 Kurt St MORWELL 3840	\$455,000	26/02/2024
2	19 Airlie Bank Rd MORWELL 3840	\$445,000	02/02/2024
3	35 Latrobe Rd MORWELL 3840	\$440,000	05/03/2024

**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:

06/06/2024 14:32



3   1   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$449,000

**Median House Price**

March quarter 2024: \$340,000

## Comparable Properties



**29 Kurt St MORWELL 3840 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$455,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** House

**Land Size:** 641 sqm approx



**19 Airlie Bank Rd MORWELL 3840 (REI)**

Agent Comments

3   1   2

**Price:** \$445,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** House

**Land Size:** 582 sqm approx



**35 Latrobe Rd MORWELL 3840 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$440,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House

**Land Size:** 963 sqm approx

**Account - First National Central KW** | P: 03 5133 7777 | F: 03 5134 3634