

# 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

25 Kathleen Street, 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 \$328,500

### Median sale price

Median price \$335,000

Property Type House

Suburb Morwell

Period - From 01/07/2023

to 30/09/2023

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	39 Porter St MORWELL 3840	\$330,000	01/07/2023
2	49 Holmes Rd MORWELL 3840	\$330,000	04/10/2023
3	17 Winifred St MORWELL 3840	\$325,000	26/07/2023

**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:

25/10/2023 13:25



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 605 sqm approx

Agent Comments

## Comparable Properties



**39 Porter St MORWELL 3840 (VG)**

Agent Comments



**Price:** \$330,000

**Method:** Sale

**Date:** 01/07/2023

**Property Type:** House (Res)

**Land Size:** 633 sqm approx



**49 Holmes Rd MORWELL 3840 (REI)**

Agent Comments



**Price:** \$330,000

**Method:** Private Sale

**Date:** 04/10/2023

**Property Type:** House

**Land Size:** 767 sqm approx



**17 Winifred St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$325,000

**Method:** Private Sale

**Date:** 26/07/2023

**Property Type:** House

**Land Size:** 721 sqm approx