# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

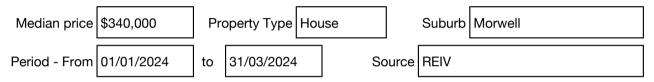
Address Including suburb or locality and postcode

38 Mcdonald Street, Morwell Vic 3840

#### Indicative selling price

Single price \$310,000

#### Median sale price



## 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	20 Butters St MORWELL 3840	\$325,000	29/02/2024
2	12 Sydney St MORWELL 3840	\$319,000	22/03/2024
3	37 Vincent Rd MORWELL 3840	\$270,000	08/03/2024

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:

22/04/2024 12:42



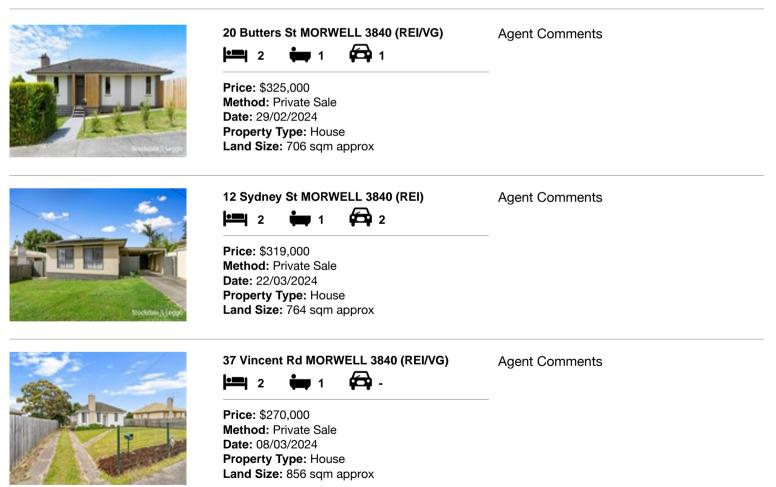






Property Type: House (New -Detached) Land Size: 870 sqm approx Agent Comments Indicative Selling Price \$310,000 Median House Price March quarter 2024: \$340,000

# **Comparable Properties**



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



propertydata

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