

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

For the meaning of this price see 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	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



20 Butters St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 29/02/2024

Property Type: House

Land Size: 706 sqm approx



12 Sydney St MORWELL 3840 (REI)

Agent Comments



Price: \$319,000

Method: Private Sale

Date: 22/03/2024

Property Type: House

Land Size: 764 sqm approx



37 Vincent Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$270,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 856 sqm approx

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