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 and postcode	4 YARAK COURT MORWELL VIC 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$620,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$254,000	Property type	Land	Suburb	Morwell
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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
8 YARAK COURT MORWELL VIC 3840	$570,000	30-Mar-25
56 GABO WAY MORWELL VIC 3840	$590,000	02-Dec-25
21 LORD PLACE MORWELL VIC 3840	$593,000	27-Sep-25

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: 19 March 2026

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8 YARAK COURT MORWELL VIC 3840

4 2 2

Sold Price **$570,000** Sold Date **30-Mar-25**

Distance **0.06km**

56 GABO WAY MORWELL VIC 3840

4 3 2

Sold Price **$590,000** Sold Date **02-Dec-25**

Distance **0.26km**

21 LORD PLACE MORWELL VIC 3840

4 2 2

Sold Price **$593,000** Sold Date **27-Sep-25**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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