

# 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

40 Well 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 \$340,000

### Median sale price

Median price

\$332,000

Property type

House

Suburb

Morwell

Period - From

01/04/2023

to

31/03/2024

Source



PropTrack

### 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 eighteen 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
54 Junier St, Morwell, VIC 3840	\$346,000	29/02/2024
68 Crinigan Road, Morwell, VIC 3840	\$340,000	21/02/2024
33 Donald Street, Morwell, VIC 3840	\$345,000	13/02/2024

**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 eighteen months.

This Statement of Information was prepared on: 03/04/2024