

# 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

41 Gillie Crescent, 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 \$439,000

### Median sale price

Median price \$392,500

Property Type House

Suburb Morwell

Period - From 01/04/2023

to 30/06/2023

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.

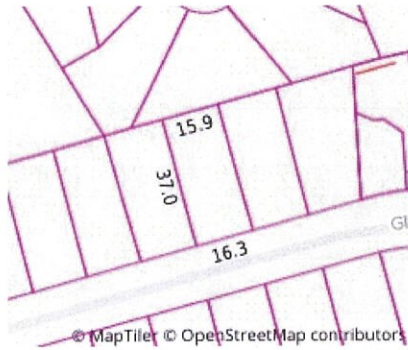
	Address of comparable property	Price	Date of sale
1	41 Latrobe Rd MORWELL 3840	\$465,000	13/06/2023
2	4 Grant St MORWELL 3840	\$450,000	19/06/2023
3	34 Avondale Rd MORWELL 3840	\$418,000	02/05/2023

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:

27/07/2023 12:05



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$439,000  
**Median House Price**  
June quarter 2023: \$392,500

## Comparable Properties



**41 Latrobe Rd MORWELL 3840 (REI)**

Agent Comments



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 13/06/2023  
**Property Type:** House  
**Land Size:** 612 sqm approx



**4 Grant St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 19/06/2023  
**Property Type:** House  
**Land Size:** 921 sqm approx



**34 Avondale Rd MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$418,000  
**Method:** Private Sale  
**Date:** 02/05/2023  
**Property Type:** House  
**Land Size:** 1070 sqm approx

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