

# 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 Kurt 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 \$439,000

### 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	29 Kurt St MORWELL 3840	\$455,000	26/02/2024
2	30 Ann St MORWELL 3840	\$446,000	12/03/2024
3	12 Doherty Av MORWELL 3840	\$425,000	22/01/2024

**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:

07/05/2024 12:00

41 Kurt Street, Morwell Vic 3840



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**Indicative Selling Price**

\$439,000

**Median House Price**

March quarter 2024: \$340,000



3   1   1

**Property Type:** House

**Land Size:** 613 sqm approx

Agent Comments

## Comparable Properties



**29 Kurt St MORWELL 3840 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$455,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** House

**Land Size:** 641 sqm approx



**30 Ann St MORWELL 3840 (VG)**

Agent Comments

2   -   -

**Price:** \$446,000

**Method:** Sale

**Date:** 12/03/2024

**Property Type:** House (Res)

**Land Size:** 528 sqm approx



**12 Doherty Av MORWELL 3840 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$425,000

**Method:** Private Sale

**Date:** 22/01/2024

**Property Type:** House

**Land Size:** 604 sqm approx

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



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