

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 46 Haywood Street, Morwell Vic 3840
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$319,000

Median sale price

Median price \$352,500

Property Type House

Suburb Morwell

Period - From 01/10/2022

to 30/09/2023

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	1 Fraser St MORWELL 3840	\$320,000	11/08/2023
2	121 Comans St MORWELL 3840	\$320,000	02/05/2023
3	91 Comans St MORWELL 3840	\$315,000	01/02/2023

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:

28/11/2023 11:11



Property Type: Land
Land Size: 596 sqm approx
Agent Comments

Comparable Properties



1 Fraser St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 11/08/2023
Property Type: House
Land Size: 545 sqm approx



121 Comans St MORWELL 3840 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 02/05/2023
Property Type: House (Res)
Land Size: 721 sqm approx



91 Comans St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 01/02/2023
Property Type: House
Land Size: 704 sqm approx