Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5 Evans Street, Morwell Vic 3840

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gov.au	I/underquoting					
Single price	e \$305,000								
Median sale price									
Median price	\$371,250	Pro	operty Type Hou	ise	Suburb	Morwell			
Period - From	01/04/2022	to	31/03/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Turnley St MORWELL 3840	\$355,000	26/05/2022
2	5 Laburnum St MORWELL 3840	\$350,000	30/05/2022
3	8 Stephenson St MORWELL 3840	\$325,000	21/05/2022

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:

04/07/2023 11:32



KW PROPERTY SALES & RENTAL





Property Type: House **Land Size:** 584 sqm approx Agent Comments Jesse Watson 03 5133 7777 0421 337 777 jessew@kwproperty.com.au

Indicative Selling Price \$305,000 Median House Price Year ending March 2023: \$371,250

Comparable Properties





Price: \$325,000 Method: Sale Date: 21/05/2022 Property Type: House (Res) Land Size: 830 sqm approx

Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634



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