

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

5 Evans Street, Morwell Vic 3840

Indicative selling price

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

Single price \$305,000

Median sale price

Median price \$371,250

Property Type House

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.

	Address 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

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



3 1 3

Property Type: House

Land Size: 584 sqm approx

Agent Comments

Comparable Properties



3 Turnley St MORWELL 3840 (REI/VG)

Agent Comments

3 2 2

Price: \$355,000

Method: Private Sale

Date: 26/05/2022

Property Type: House

Land Size: 631 sqm approx



5 Laburnum St MORWELL 3840 (REI/VG)

Agent Comments

3 2 1

Price: \$350,000

Method: Private Sale

Date: 30/05/2022

Property Type: House

Land Size: 586 sqm approx



8 Stephenson St MORWELL 3840 (VG)

Agent Comments

3 - -

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