

# 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

6 Donald 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 \$298,500

### Median sale price

Median price \$325,000

Property Type House

Suburb Morwell

Period - From 01/07/2021

to 30/06/2022

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 Donald St MORWELL 3840	\$320,000	18/03/2022
2	14 Cynthia St MORWELL 3840	\$303,000	29/08/2022
3	42 Donald St MORWELL 3840	\$290,000	24/02/2022

**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:

29/09/2022 14:47

Mitch Membrey  
03 5133 7777  
0472 545 557  
mitchm@kwproperty.com.au



 3    1    2

**Property Type:** House  
**Land Size:** 625 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$298,500  
**Median House Price**  
Year ending June 2022: \$325,000

## Comparable Properties

**3 Donald St MORWELL 3840 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$320,000  
**Method:** Sale  
**Date:** 18/03/2022  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



**14 Cynthia St MORWELL 3840 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$303,000  
**Method:** Private Sale  
**Date:** 29/08/2022  
**Property Type:** House  
**Land Size:** 843 sqm approx



**42 Donald St MORWELL 3840 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 24/02/2022  
**Property Type:** House  
**Land Size:** 687 sqm approx

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