

# 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

60 Comans 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 \$555,000

### Median sale price

Median price \$340,000

Property Type House

Suburb Morwell

Period - From 01/01/2023

to 31/12/2023

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 eighteen 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 Manor Rise MORWELL 3840	\$568,000	22/12/2022
2	22 Waratah Dr MORWELL 3840	\$555,000	06/10/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

16/02/2024 10:04

60 Comans Street, Morwell Vic 3840



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**Indicative Selling Price**

\$555,000

**Median House Price**

Year ending December 2023: \$340,000



4   2   1

**Property Type:** House

**Land Size:** 1564 sqm approx

Agent Comments

## Comparable Properties



**3 Manor Rise MORWELL 3840 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$568,000

**Method:** Private Sale

**Date:** 22/12/2022

**Property Type:** House

**Land Size:** 996 sqm approx



**22 Waratah Dr MORWELL 3840 (REI/VG)**

Agent Comments

3   3   2

**Price:** \$555,000

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** House (Res)

**Land Size:** 628 sqm approx

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 eighteen months.

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



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