

# 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

8 Park Avenue, 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 \$325,000

### Median sale price

Median price \$365,750

Property Type House

Suburb Morwell

Period - From 01/07/2022

to 30/06/2023

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	2/9 Chestnut Av MORWELL 3840	\$327,000	07/09/2022
2	2/16 Spring Ct MORWELL 3840	\$325,000	11/07/2022
3	104 Airlie Bank Rd MORWELL 3840	\$325,000	15/07/2022

**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:

11/08/2023 09:44

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**Indicative Selling Price**

\$325,000

**Median House Price**

Year ending June 2023: \$365,750



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 664 sqm approx

Agent Comments

## Comparable Properties



**2/9 Chestnut Av MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$327,000

**Method:** Private Sale

**Date:** 07/09/2022

**Property Type:** House

**Land Size:** 319 sqm approx



**2/16 Spring Ct MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$325,000

**Method:** Private Sale

**Date:** 11/07/2022

**Property Type:** Unit

**Land Size:** 259 sqm approx



**104 Airlie Bank Rd MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$325,000

**Method:** Private Sale

**Date:** 15/07/2022

**Property Type:** House

**Land Size:** 622 sqm approx

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