

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

9 Trent Court, Morwell Vic 3840

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$328,750

Property Type House

Suburb Morwell

Period - From 01/10/2023

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 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	12 Doherty Av MORWELL 3840	\$425,000	22/01/2024
2	11 Spring Ct MORWELL 3840	\$410,000	07/12/2023
3	41 Gillie Cr MORWELL 3840	\$405,000	08/01/2024

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:

08/02/2024 09:44

Matt Hamilton
03 51337777
0472 545 557

matthewh@fncentralkw.com.au

Indicative Selling Price

\$420,000

Median House Price

December quarter 2023: \$328,750



Property Type: House (Previously

Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



12 Doherty Av MORWELL 3840 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 22/01/2024

Property Type: House

Land Size: 604 sqm approx



11 Spring Ct MORWELL 3840 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 07/12/2023

Property Type: House

Land Size: 621 sqm approx



41 Gillie Cr MORWELL 3840 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 08/01/2024

Property Type: House

Land Size: 593 sqm approx

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