

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 98 Vincent Road, Morwell Vic 3840
Including suburb or locality and postcode

Indicative selling price

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

Single price \$335,000

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	131 Helen St MORWELL 3840	\$330,000	06/09/2022
2	60 Wallace St MORWELL 3840	\$320,000	25/11/2022
3	6a Crinigan Rd MORWELL 3840	\$320,000	12/07/2023

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:

18/07/2023 14:23

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 2  1  1

Property Type: House
Land Size: 705 sqm approx
Agent Comments

Indicative Selling Price
\$335,000
Median House Price
Year ending June 2023: \$365,750

Comparable Properties



131 Helen St MORWELL 3840 (VG)

Agent Comments

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Price: \$330,000
Method: Sale
Date: 06/09/2022
Property Type: House (Res)
Land Size: 975 sqm approx



60 Wallace St MORWELL 3840 (REI)

Agent Comments

 3  1  2

Price: \$320,000
Method: Private Sale
Date: 25/11/2022
Property Type: House
Land Size: 629 sqm approx



6a Crinigan Rd MORWELL 3840 (REI)

Agent Comments

 3  1  1

Price: \$320,000
Method: Private Sale
Date: 12/07/2023
Property Type: House
Land Size: 633 sqm approx

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