

# 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

1 59 Bridle Road, 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 \$235,000

### Median sale price

Median price \$295,000

Property Type Unit

Suburb Morwell

Period - From 01/04/2023

to 31/03/2024

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	66 Dell Cirt MORWELL 3840	\$227,500	12/10/2023
2	1/14 Melanie Ct MORWELL 3840	\$215,000	19/12/2023
3	Unit 2/9 Elgin St MORWELL 3840	\$210,000	04/04/2024

**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:

24/04/2024 14:34



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$235,000  
**Median Unit Price**  
Year ending March 2024: \$295,000

## Comparable Properties



**66 Dell Cirt MORWELL 3840 (VG)**

Agent Comments



**Price:** \$227,500  
**Method:** Sale  
**Date:** 12/10/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**1/14 Melanie Ct MORWELL 3840 (VG)**

Agent Comments



**Price:** \$215,000  
**Method:** Sale  
**Date:** 19/12/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**Unit 2/9 Elgin St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$210,000  
**Method:** Private Sale  
**Date:** 04/04/2024  
**Property Type:** Unit