

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

4 23 Elgin Street, Morwell Vic 3840

Indicative selling price

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

Range between \$215,000 & \$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	3/6 Ann St MORWELL 3840	\$249,999	21/02/2024
2	1/14 Melanie Ct MORWELL 3840	\$215,000	19/12/2023
3	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:

13/06/2024 14:59



Property Type:
Agent Comments

Indicative Selling Price
\$215,000 - \$235,000
Median Unit Price
Year ending March 2024: \$295,000

Comparable Properties

3/6 Ann St MORWELL 3840 (VG)

Agent Comments



Price: \$249,999
Method: Sale
Date: 21/02/2024
Property Type: Strata Unit/Flat
Land Size: 18 sqm approx



1/14 Melanie Ct MORWELL 3840 (VG)

Agent Comments



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



2/9 Elgin St MORWELL 3840 (REI/VG)

Agent Comments



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