

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

6 Donald Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$287,000

Median sale price

Median price

\$341,000

Property Type

House

Suburb

Morwell

Period - From

10/08/2022

to

09/08/2023

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	42 Donald St MORWELL 3840	\$290,000	24/02/2022
2	15 Victor St MORWELL 3840	\$285,000	08/05/2023
3	52 Latrobe Rd MORWELL 3840	\$270,000	26/07/2023

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:

10/08/2023 14:32

6 Donald Street, Morwell Vic 3840



Jesse Watson

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Indicative Selling Price

\$287,000

Median House Price

10/08/2022 - 09/08/2023: \$341,000



3 1 2

Property Type: House

Land Size: 625 sqm approx

Agent Comments

Comparable Properties



42 Donald St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$290,000

Method: Private Sale

Date: 24/02/2022

Property Type: House

Land Size: 687 sqm approx



15 Victor St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$285,000

Method: Private Sale

Date: 08/05/2023

Property Type: House

Land Size: 751 sqm approx



52 Latrobe Rd MORWELL 3840 (REI)

Agent Comments

3 1 -

Price: \$270,000

Method: Private Sale

Date: 26/07/2023

Property Type: House

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



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