

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

25 Spring Court, Morwell Vic 3840

Indicative selling price

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

Single price

\$398,500

Median sale price

Median price

\$305,000

Property Type

House

Suburb

Morwell

Period - From

01/04/2021

to

31/03/2022

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	46 Gabo Way MORWELL 3840	\$395,000	15/07/2021
2	32 Airlie Bank Rd MORWELL 3840	\$392,500	14/10/2021
3	5 Gabo Way MORWELL 3840	\$390,000	10/02/2022

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:

17/05/2022 16:23