

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 and
postcode

1 Wattletree Crescent Morwell VIC 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$175,000

Property type

House

Suburb

Morwell

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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

59 The Avenue Morwell VIC 3840	\$285,000	30-Aug-19
69 The Avenue Morwell VIC 3840	\$270,000	06-Aug-19
12 Birch Court Morwell VIC 3840	\$280,000	26-Mar-19

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: 28 November 2019



59 The Avenue Morwell VIC 3840

Sold Price

\$285,000

Sold Date

30-Aug-19

4 1 2

Distance

0.14km



69 The Avenue Morwell VIC 3840

Sold Price

\$270,000

Sold Date

06-Aug-19

4 2 2

Distance

0.16km



12 Birch Court Morwell VIC 3840

Sold Price

\$280,000

Sold Date

26-Mar-19

4 2 1

Distance

0.17km



3 Blackwood Place Morwell VIC 3840

Sold Price

\$274,000

Sold Date

27-May-19

4 2 1

Distance

0.3km



10 Ash Street Morwell VIC 3840

Sold Price

\$277,500

Sold Date

18-Sep-19

3 1 2

Distance

0.32km



85 The Boulevard Morwell VIC 3840

Sold Price

\$260,000

Sold Date

03-Oct-19

4 2 2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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4 Tambo Crescent Morwell VIC 3840

4 2 1

Sold Price

\$280,000

Sold Date

20-Jan-19

Distance

0.35km



46 The Boulevard Morwell VIC 3840

6 3 2

Sold Price

\$295,000

Sold Date

12-Nov-19

Distance

0.35km



9 Waratah Drive Morwell VIC 3840

3 2 2

Sold Price

\$285,000

Sold Date

20-Sep-19

Distance

0.41km



33 Waratah Drive Morwell VIC 3840

3 2 2

Sold Price

Sold Date

07-Jun-19

Distance

0.56km



12 Nindoo Drive Morwell VIC 3840

3 2 2

Sold Price

\$270,000

Sold Date

12-Nov-19

Distance

0.62km



4 Gabo Way Morwell VIC 3840

4 2 1

Sold Price

\$303,000

Sold Date

11-Feb-19

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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21 Gabo Way Morwell VIC 3840

Sold Price

\$287,000

Sold Date

02-Apr-19

 3  1  4

Distance

0.77km



27 Gabo Way Morwell VIC 3840

Sold Price

\$270,000

Sold Date

05-Mar-19

 3  1  2

Distance

0.79km

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UN = Undisclosed Sale

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