ΔREA SPECIΔLIST

STATEMENT OF INFORMATION

30 ANN STREET, MORWELL, VIC 3840

PREPARED BY RACHEL BUGLISI, AREA SPECIALIST, PHONE: 0401 098 763

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 ANN STREET, MORWELL, VIC 3840







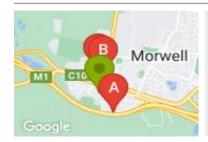
Indicative Selling Price

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

Single Price: \$449,000

Provided by: Rachel Buglisi, Area Specialist

MEDIAN SALE PRICE



MORWELL, VIC, 3840

Suburb Median Sale Price (House)

\$330,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



34 WALLACE ST, MORWELL, VIC 3840







Sale Price

\$470,000

Sale Date: 24/07/2023

Distance from Property: 663m





150 MARY ST, MORWELL, VIC 3840







Sale Price

\$465,000

Sale Date: 06/07/2023

Distance from Property: 526m





16 JANE ST, MORWELL, VIC 3840







Sale Price

\$440.000

Sale Date: 05/09/2023

Distance from Property: 576m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Address Including suburb and postcode	30 ANN STREET, MORWELL, VIC 3840	
---------------------------------------------	----------------------------------	--

Indicative selling price

					consumer.vic.		/	
-or tha	maanina	Of thic	nrica	മമാ	conclimat vic	any an	// Inaara	HATINA
1 OI 111 0	III c aiiiiu	OI IIIIS	יסטווט	300	COLISCILIE . VIC.	.uov.au	/unuciu	uounu

Single Price:	\$449,000
Single Price:	\$449,000

Median sale price

Median price	\$330,000	Property type	House	Suburb	MORWELL
Period	01 January 2023 to 31 December 2023		Source	p	ricefinder

Comparable property sales

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
34 WALLACE ST, MORWELL, VIC 3840	\$470,000	24/07/2023
150 MARY ST, MORWELL, VIC 3840	\$465,000	06/07/2023
16 JANE ST, MORWELL, VIC 3840	\$440,000	05/09/2023

This Statement of Information was prepared on:

24/02/2024

