

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

47 Hourigan Road, Morwell Vic 3840

Indicative selling price

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

Single price

\$139,000

Median sale price

Median price

\$220,000

Property Type

Vacant land

Suburb

Morwell

Period - From

13/11/2023

to

12/11/2024

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 eighteen 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	152 Vary St MORWELL 3840	\$140,000	30/05/2024
2	65 Mountain Grey Cirt MORWELL 3840	\$135,000	25/01/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

13/11/2024 09:26



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Property Type: Land
Land Size: 628 sqm approx
Agent Comments

Indicative Selling Price
\$139,000
Median Land Price
13/11/2023 - 12/11/2024: \$220,000

Comparable Properties



152 Vary St MORWELL 3840 (REI)

Agent Comments

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Price: \$140,000
Method: Private Sale
Date: 30/05/2024
Property Type: Land
Land Size: 670 sqm approx



65 Mountain Grey Cirt MORWELL 3840 (REI)

Agent Comments

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Price: \$135,000
Method: Private Sale
Date: 25/01/2024
Property Type: Land
Land Size: 525 sqm approx

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 eighteen months.

Account - Love & Co



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