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

2 AUCHTERLONIE STREET MORWELL VIC 3840

Indicative selling price

Period-from

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

Single Price		or range	5 5/80 000	&	\$305,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$340,000	Property type	House	Suburb	Morwell				

30 Jun 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale
36 CHURCHILL ROAD MORWELL VIC 3840	\$270,000	03-Feb-25
52 MCMILLAN STREET MORWELL VIC 3840	\$293,000	08-Apr-24
1 VARY STREET MORWELL VIC 3840	\$330,000	11-Nov-24

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: 01 July 2025



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consumer.vic.gov.au



Harley Robinson

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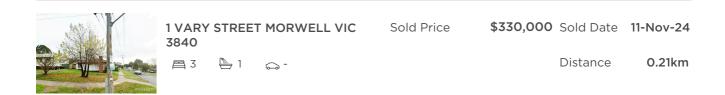
E harley.robinson@eldersrealestate.com.au



	36 CHURCHILL ROAD MORWELL VIC 3840 ☐ 2		Sold Price	\$270,000	Sold Date	03-Feb-25
aire					Distance	0.17km



	52 MCMILLAN STREET MORWELL VIC 3840		Sold Price	\$293,000	Sold Date	08-Apr-24	
ile.	昌 3	1	⇔ 1			Distance	0.21km



RS = Recent sale UN = Undisclosed Sale

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