

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

31 QUIGLEY STREET 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

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Morwell

Period-from

01 Jun 2024

to

31 May 2025

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

2 WATT STREET MORWELL VIC 3840

\$380,000

15-Nov-24

5 VINDON AVENUE MORWELL VIC 3840

\$365,000

14-Feb-25

23A HOPETOUN AVENUE MORWELL VIC 3840

\$395,000

16-Dec-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: 11 June 2025

**2 WATT STREET MORWELL VIC
3840**

3 1 1

Sold Price

\$380,000Sold Date **15-Nov-24**Distance **0.4km****5 VINDON AVENUE MORWELL VIC
3840**

3 1 1

Sold Price

\$365,000Sold Date **14-Feb-25**Distance **0.81km****23A HOPETOUN AVENUE
MORWELL VIC 3840**

3 1 1

Sold Price

\$395,000Sold Date **16-Dec-24**Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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