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	4 ENSAY COURT 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	$630,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$372,000	Property type	House	Suburb	Morwell
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

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
37 GABO WAY MORWELL VIC 3840	$580,000	11-Jun-25
17 LORD PLACE MORWELL VIC 3840	$599,000	27-Mar-26
3 LORD PLACE MORWELL VIC 3840	$615,000	26-Aug-25

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: 13 April 2026

ONE AGENCY
LATROBE VALLEY

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37 GABO WAY MORWELL VIC 3840

4 2 4

Sold Price **$580,000** Sold Date **11-Jun-25**

Distance **0.07km**

17 LORD PLACE MORWELL VIC 3840

3 2 3

Sold Price RS **$599,000** Sold Date **27-Mar-26**

Distance **0.16km**

3 LORD PLACE MORWELL VIC 3840

3 2 2

Sold Price **$615,000** Sold Date **26-Aug-25**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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