

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

58 Sherrin Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$104,000

Median sale price

Median price

\$185,000

Property Type

House

Suburb

Morwell

Period - From

01/04/2019

to

30/06/2019

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 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
1	35 Hopetoun Av MORWELL 3840	\$85,000	12/08/2019
2	28 Hyland St MORWELL 3840	\$75,000	17/06/2019
3	20 Butters St MORWELL 3840	\$70,000	17/06/2019

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:

18/09/2019 15:06



Property Type: House (Previously Occupied - Detached)

Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price

\$104,000

Median House Price

June quarter 2019: \$185,000

Comparable Properties



35 Hopetoun Av MORWELL 3840 (REI/VG)

Agent Comments



Price: \$85,000

Method: Private Sale

Date: 12/08/2019

Property Type: House

Land Size: 736 sqm approx



28 Hyland St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$75,000

Method: Auction Sale

Date: 17/06/2019

Property Type: House (Res)

Land Size: 804 sqm approx



20 Butters St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$70,000

Method: Auction Sale

Date: 17/06/2019

Property Type: House (Res)

Land Size: 705 sqm approx