Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	58 Sherrin Street, Morwell Vic 3840
Including suburb or	
locality and postcode	

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	Pro	perty 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.

F	ddress 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	3 20 Butters St MORWELL 3840	\$70,000	17/06/2019

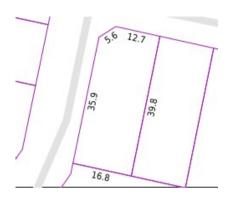
OR

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)

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Price: \$85,000 Method: Private Sale Date: 12/08/2019 Property Type: House Land Size: 736 sqm approx **Agent Comments**



28 Hyland St MORWELL 3840 (REI/VG)





Price: \$75,000 Method: Auction Sale Date: 17/06/2019

Property Type: House (Res) Land Size: 804 sqm approx Agent Comments



20 Butters St MORWELL 3840 (REI/VG)

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Price: \$70,000 Method: Auction Sale Date: 17/06/2019

Property Type: House (Res) Land Size: 705 sqm approx

Agent Comments

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244



