

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

7 Willis Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$315,000

Median sale price

Median price

\$275,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2021

to

30/09/2021

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	45 Spring Ct MORWELL 3840	\$330,000	17/05/2021
2	14 Winifred St MORWELL 3840	\$320,000	29/06/2021
3	1 Olive Dr MORWELL 3840	\$310,000	30/09/2021

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:

13/12/2021 13:08



Property Type: House (Previously Occupied - Detached)
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$315,000
Median House Price
September quarter 2021: \$275,000

Comparable Properties

45 Spring Ct MORWELL 3840 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 17/05/2021
Property Type: House (Res)
Land Size: 785 sqm approx



14 Winifred St MORWELL 3840 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 29/06/2021
Property Type: House (Res)
Land Size: 679 sqm approx



1 Olive Dr MORWELL 3840 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 30/09/2021
Property Type: House
Land Size: 638 sqm approx