

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

1/11 Bridle Road 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

\$184,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$173,750

Property type

Unit

Suburb

Morwell

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/5 Fumina Court Morwell VIC 3840	\$145,000	16-Oct-19
55 Dell Circuit Morwell VIC 3840	\$154,000	31-Jul-19
1/1 Hannah Street Morwell VIC 3840	\$150,000	04-Dec-19

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: 17 January 2020



1/5 Fumina Court Morwell VIC 3840 Sold Price **\$145,000** Sold Date **16-Oct-19**
Distance **0.89km**

2 1 1



55 Dell Circuit Morwell VIC 3840 Sold Price **\$154,000** Sold Date **31-Jul-19**
Distance **0.69km**

2 1 1



1/1 Hannah Street Morwell VIC 3840 Sold Price **\$150,000** Sold Date **04-Dec-19**
Distance **1.74km**

2 1 2



17 Kurt Street Morwell VIC 3840 Sold Price **\$232,500** Sold Date **19-Jul-19**
Distance **0.37km**

3 2 1



2/17 Kurt Street Morwell VIC 3840 Sold Price - Sold Date -
Distance **0.37km**

3 2 4



2/24A The Avenue Morwell VIC 3840 Sold Price **\$135,000** Sold Date **01-Oct-19**
Distance **0.44km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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2 Bridge Water Drive Morwell VIC 3840

Sold Price

\$153,000

Sold Date **07-Nov-19**

2 1 2

Distance **0.75km**



1 Fumina Court Morwell VIC 3840

Sold Price

\$435,000

Sold Date **09-Oct-19**

6 3 3

Distance **0.81km**



5 Fumina Court Morwell VIC 3840

Sold Price

Sold Date **19-Nov-19**

6 3 3

Distance **0.9km**

RS = Recent sale

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