

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

93 Princes Drive, Morwell Vic 3840

Indicative selling price

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

Single price

\$279,000

Median sale price

Median price

\$205,000

Property Type

House

Suburb

Morwell

Period - From

01/04/2020

to

30/06/2020

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	116 Mary St MORWELL 3840	\$282,000	28/02/2020
2	17 June St MORWELL 3840	\$265,000	24/06/2020
3	14 Mclean St MORWELL 3840	\$255,000	17/01/2020

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:

17/08/2020 14:26



3 1 2

Property Type: House
Land Size: 850 sqm approx
Agent Comments

Indicative Selling Price
\$279,000
Median House Price
June quarter 2020: \$205,000

Comparable Properties



116 Mary St MORWELL 3840 (REI/VG)

Agent Comments

2 2 2

Price: \$282,000
Method: Private Sale
Date: 28/02/2020
Property Type: House (Res)
Land Size: 709 sqm approx



17 June St MORWELL 3840 (VG)

Agent Comments

3 - -

Price: \$265,000
Method: Sale
Date: 24/06/2020
Property Type: House (Res)
Land Size: 435 sqm approx



14 Mclean St MORWELL 3840 (REI/VG)

Agent Comments

3 2 2

Price: \$255,000
Method: Private Sale
Date: 17/01/2020
Property Type: House (Res)
Land Size: 588 sqm approx