Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 93 Princes Drive, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$279,000									
Median sale price										
Median price	\$205,000	Pro	Property Type House				Suburb	Morwell		
Period - From	01/04/2020	to	30/06/2020		So	urce	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.

Ade	dress 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









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)



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

Agent Comments



17 June St MORWELL 3840 (VG)



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

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

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

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.