

# 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

22 Booth Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$265,000

### 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	21 Phyllis St MORWELL 3840	\$267,000	08/07/2020
2	68 Wallace St MORWELL 3840	\$250,500	24/07/2020
3	3 Jill St MORWELL 3840	\$245,000	31/07/2020

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:

07/10/2020 14:40



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 727 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$265,000  
**Median House Price**  
June quarter 2020: \$205,000

## Comparable Properties



**21 Phyllis St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$267,000  
**Method:** Private Sale  
**Date:** 08/07/2020  
**Property Type:** House  
**Land Size:** 623 sqm approx



**68 Wallace St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$250,500  
**Method:** Private Sale  
**Date:** 24/07/2020  
**Property Type:** House  
**Land Size:** 638 sqm approx



**3 Jill St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 31/07/2020  
**Property Type:** House  
**Land Size:** 665 sqm approx