

## 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

54 Bellarine Circuit, 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 \$239,000

#### Median sale price

Median price \$185,000

House

X

Unit

Suburb or locality

Morwell

Period - From 01/04/2019

to

30/06/2019

Source REIV

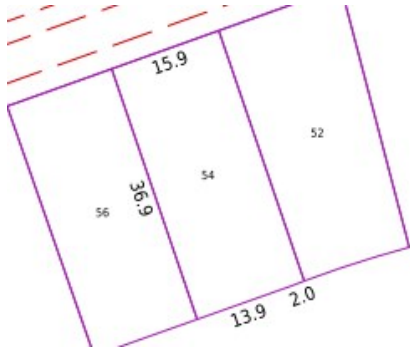
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	34 Tarwin St MORWELL 3840	\$250,000	02/05/2019
2	140 Buckley St MORWELL 3840	\$241,500	25/06/2019
3	2 Giffard Ct MORWELL 3840	\$235,000	06/05/2019

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 eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 587 sqm approx

Agent Comments

**Indicative Selling Price**

\$239,000

**Median House Price**

June quarter 2019: \$185,000

## Comparable Properties



**34 Tarwin St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$250,000

**Method:** Private Sale

**Date:** 02/05/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 621 sqm approx



**140 Buckley St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$241,500

**Method:** Private Sale

**Date:** 25/06/2019

**Rooms:** -

**Property Type:** House (Res)



**2 Giffard Ct MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$235,000

**Method:** Private Sale

**Date:** 06/05/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 723 sqm approx