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 25 Tobruk Street, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$175,000								
Median sale price									
Median price	\$187,000	Property Type House		ise	Suburb	Morwell			
Period - From	01/10/2018	to	30/09/2019	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	22 Crinigan Rd MORWELL 3840	\$176,000	17/07/2019
2	5 Rowell St MORWELL 3840	\$175,000	08/02/2019
3			

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.

This Statement of Information was prepared on:

24/10/2019 15:49









Property Type: House Land Size: 677 sqm approx Agent Comments Peter Rennie 03 51337900 0412327849 peter@renniepropertysales.com.au

Indicative Selling Price \$175,000 Median House Price Year ending September 2019: \$187,000

Comparable Properties



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.

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



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.