## 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	1 Wyung Drive, Morwell Vic 3840
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$385,000

#### Median sale price

Median price \$255,000	Prop	perty Type	House		Suburb	Morwell
Period - From 01/01/2021	to	31/03/2021		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

Address of comparable property		Price	Date of sale
1	3 Noonga PI MORWELL 3840	\$373,500	23/04/2021
2	18 Wattletree Cr MORWELL 3840	\$355,000	07/04/2021
3	91 Bridle Rd MORWELL 3840	\$390,000	15/12/2020

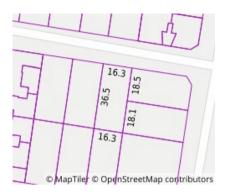
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	25/06/2021 12:42













**Property Type:** House (Res) **Land Size:** 595 sqm approx

**Agent Comments** 

Indicative Selling Price \$385,000 Median House Price

March quarter 2021: \$255,000

## Comparable Properties



3 Noonga PI MORWELL 3840 (REI/VG)

**-**3



**6** 2

Price: \$373,500 Method: Private Sale Date: 23/04/2021 Property Type: House Land Size: 643 sqm approx **Agent Comments** 



18 Wattletree Cr MORWELL 3840 (REI/VG)

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Price: \$355,000 Method: Private Sale Date: 07/04/2021 Property Type: House Land Size: 775 sqm approx Agent Comments



91 Bridle Rd MORWELL 3840 (VG)





Price: \$390,000 Method: Sale Date: 15/12/2020

**Property Type:** House (Res) **Land Size:** 679 sqm approx

Agent Comments

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



