

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

80 Holmes Road, Morwell Vic 3840

Indicative selling price

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

Single price

\$220,000

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	42 Dayble St MORWELL 3840	\$210,000	22/07/2020
2	5 Martin Gr MORWELL 3840	\$193,500	02/06/2020
3	19 Cynthia St MORWELL 3840	\$180,000	09/06/2020

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:

28/08/2020 16:15



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Property Type: House (Res)

Land Size: 565 sqm approx

Agent Comments

Indicative Selling Price

\$220,000

Median House Price

June quarter 2020: \$205,000

Comparable Properties



42 Dayble St MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$210,000

Method: Private Sale

Date: 22/07/2020

Rooms: 4

Property Type: House

Land Size: 654 sqm approx



5 Martin Gr MORWELL 3840 (VG)

Agent Comments

3 - -

Price: \$193,500

Method: Sale

Date: 02/06/2020

Property Type: House (Res)

Land Size: 858 sqm approx



19 Cynthia St MORWELL 3840 (REI/VG)

Agent Comments

2 1 2

Price: \$180,000

Method: Private Sale

Date: 09/06/2020

Property Type: House

Land Size: 722 sqm approx