

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

12 Fleming Street, Morwell Vic 3840

Indicative selling price

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

Single price \$175,000

Median sale price

Median price \$190,000

Property Type House

Suburb Morwell

Period - From 19/11/2019

to

18/11/2020

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	63 Well St MORWELL 3840	\$198,000	15/09/2020
2	151 Mary St MORWELL 3840	\$196,000	29/09/2020
3	28 Hopetoun Av MORWELL 3840	\$190,000	01/09/2020

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:

19/11/2020 15:56

L2 Fleming Street, Morwell Vic 3840

RENNIE
PROPERTY SALES



3 bedrooms 1 bathroom 1 car

Property Type: House (Previously Occupied - Detached)

Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price

\$175,000

Median House Price

19/11/2019 - 18/11/2020: \$190,000

Comparable Properties



63 Well St MORWELL 3840 (VG)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$198,000

Method: Sale

Date: 15/09/2020

Property Type: House (Res)

Land Size: 740 sqm approx



151 Mary St MORWELL 3840 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$196,000

Method: Private Sale

Date: 29/09/2020

Property Type: House (Res)

Land Size: 601 sqm approx



28 Hopetoun Av MORWELL 3840 (VG)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$190,000

Method: Sale

Date: 01/09/2020

Property Type: House (Res)

Land Size: 670 sqm approx