# 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 48 Porter Street, Morwell Vic 3840

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$165,000									
Median sale price										
Median price	\$200,000	Pro	operty Type Hou	ISE		Suburb	Morwell			
Period - From	01/01/2020	to	31/03/2020	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	38 Crinigan Rd MORWELL 3840	\$165,000	18/06/2020
2	23 Vary St MORWELL 3840	\$160,000	22/05/2020
3	5 Tolmie St MORWELL 3840	\$151,500	12/05/2020

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:

25/06/2020 16:29









**Property Type:** House (Res) **Land Size:** 610 sqm approx Agent Comments Indicative Selling Price \$165,000 Median House Price March quarter 2020: \$200,000

# **Comparable Properties**

38 Crinigan Rd MORWELL 3840 (REI) 3  1  1 Price: \$165,000 Method: Private Sale Date: 18/06/2020 Rooms: 4 Property Type: House Land Size: 633 sqm approx	Agent Comments
23 Vary St MORWELL 3840 (REI) 23 Vary St MORWELL 3840 (REI) 23 Vary St MORWELL 3840 (REI) 24 Vary St MORWELL 3840 (REI) 25 Vary St MORWELL 3840 (REI) 26 Vary St MORWELL 3840 (REI) 27 Vary St MORWELL 3840 (REI) 28 Vary St MORWELL 3840 (REI) 29 Vary St MORWELL 3840 (REI) 29 Vary St MORWELL 3840 (REI) 20 Vary St MORWELL 3840 (REI)	Agent Comments
5 Tolmie St MORWELL 3840 (REI) 2 1 2 - Price: \$151,500 Method: Private Sale Date: 12/05/2020 Property Type: House (Res) Land Size: 766 sqm approx	Agent Comments

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.