

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

48 Porter Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$165,000

Median sale price

Median price

\$200,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2020

to

31/03/2020

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	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



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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)

Agent Comments

3 1 1

Price: \$165,000

Method: Private Sale

Date: 18/06/2020

Rooms: 4

Property Type: House

Land Size: 633 sqm approx



23 Vary St MORWELL 3840 (REI)

Agent Comments

3 1 -

Price: \$160,000

Method: Private Sale

Date: 22/05/2020

Rooms: 5

Property Type: House

Land Size: 855 sqm approx



5 Tolmie St MORWELL 3840 (REI)

Agent Comments

2 1 -

Price: \$151,500

Method: Private Sale

Date: 12/05/2020

Property Type: House (Res)

Land Size: 766 sqm approx