

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 Dunbar Avenue, Morwell Vic 3840

Indicative selling price

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

Single price \$129,500

Median sale price

Median price \$177,500

Property Type House

Suburb Morwell

Period - From 02/04/2019

to 01/04/2020

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	4 Wallace St MORWELL 3840	\$130,000	16/01/2020
2	28 Haywood St MORWELL 3840	\$130,000	05/09/2019
3	29 Dunbar Av MORWELL 3840	\$124,000	28/01/2020

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:

02/04/2020 12:05

48 Dunbar Avenue, Morwell Vic 3840

RENNIE
PROPERTY SALES

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Indicative Selling Price

\$129,500

Median House Price

02/04/2019 - 01/04/2020: \$177,500



**CURRENTLY NO
PHOTO AVAILABLE**



Property Type: House (Previously Occupied - Detached)

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



4 Wallace St MORWELL 3840 (VG)

Agent Comments



Price: \$130,000

Method: Sale

Date: 16/01/2020

Property Type: House (Res)

Land Size: 792 sqm approx



28 Haywood St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$130,000

Method: Private Sale

Date: 05/09/2019

Property Type: House

Land Size: 616 sqm approx



29 Dunbar Av MORWELL 3840 (VG)

Agent Comments



Price: \$124,000

Method: Sale

Date: 28/01/2020

Property Type: House (Res)

Land Size: 696 sqm approx