

# 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

5 Kerrie Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$99,500

### Median sale price

Median price

\$117,000

Property Type

Vacant land

Suburb

Morwell

Period - From

19/03/2019

to

18/03/2020

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	18 Spry St MORWELL 3840	\$97,500	14/02/2020
2	69 Church St MORWELL 3840	\$97,500	11/07/2019
3	1 Shelby Cr MORWELL 3840	\$90,000	18/12/2019

**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:

19/03/2020 11:58



4 1 1

**Property Type:** House (Res)

**Land Size:** 550 sqm approx

Agent Comments

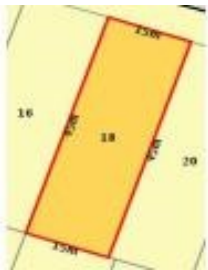
**Indicative Selling Price**

\$99,500

**Median Land Price**

19/03/2019 - 18/03/2020: \$117,000

## Comparable Properties



**18 Spry St MORWELL 3840 (REI)**

Agent Comments

1 - 1 - 1

**Price:** \$97,500

**Method:** Private Sale

**Date:** 14/02/2020

**Property Type:** Land (Res)

**Land Size:** 697 sqm approx



**69 Church St MORWELL 3840 (REI/VG)**

Agent Comments

3 - 1 - 1

**Price:** \$97,500

**Method:** Private Sale

**Date:** 11/07/2019

**Property Type:** Land (Res)

**Land Size:** 533 sqm approx



**1 Shelby Cr MORWELL 3840 (REI/VG)**

Agent Comments

1 - 1 - 1

**Price:** \$90,000

**Method:** Private Sale

**Date:** 18/12/2019

**Property Type:** Land (Res)

**Land Size:** 605 sqm approx