### 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	119 Helen Street, Morwell Vic 3840
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between	\$220,000	&	\$242,000

#### Median sale price

Median price	\$230,000	Pro	perty Type	House		Suburb	Morwell
Period - From	28/07/2020	to	27/07/2021		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.

Ad	Address of comparable property		Date of sale
1	19 Monash St MORWELL 3840	\$230,000	20/07/2021
2	8 Quigley St MORWELL 3840	\$220,000	20/07/2021
3	4 Fairfield Sq MORWELL 3840	\$230,000	02/07/2021

#### 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:	28/07/2021 15:00

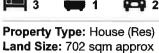




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> **Indicative Selling Price** \$220,000 - \$242,000 **Median House Price** 28/07/2020 - 27/07/2021: \$230,000





**Agent Comments** 

## Comparable Properties



19 Monash St MORWELL 3840 (REI)

3

Price: \$230,000 Method: Private Sale Date: 20/07/2021 Property Type: House Land Size: 614 sqm approx Agent Comments



8 Quigley St MORWELL 3840 (REI)

3

Price: \$220.000 Method: Private Sale Date: 20/07/2021 Property Type: House Land Size: 744 sqm approx **Agent Comments** 



4 Fairfield Sq MORWELL 3840 (REI/VG)

Price: \$230,000 Method: Private Sale Date: 02/07/2021 Property Type: House Land Size: 598 sqm approx **Agent Comments** 

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244



