

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

119 Helen Street, Morwell Vic 3840

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

Property 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.

	Address of comparable property	Price	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



3 1 2

Property Type: House (Res)

Land Size: 702 sqm approx

Agent Comments

Comparable Properties



19 Monash St MORWELL 3840 (REI)

Agent Comments

3 2 1

Price: \$230,000

Method: Private Sale

Date: 20/07/2021

Property Type: House

Land Size: 614 sqm approx



8 Quigley St MORWELL 3840 (REI)

Agent Comments

3 1 1

Price: \$220,000

Method: Private Sale

Date: 20/07/2021

Property Type: House

Land Size: 744 sqm approx



4 Fairfield Sq MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$230,000

Method: Private Sale

Date: 02/07/2021

Property Type: House

Land Size: 598 sqm approx