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	18 Barry Street, Morwell Vic 3840

Indicative selling price

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

Single price	$245,000

Median sale price

Median price	$255,000	Property Type	House	Suburb	Morwell
Period - From	01/01/2021	to 31/03/2021		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.
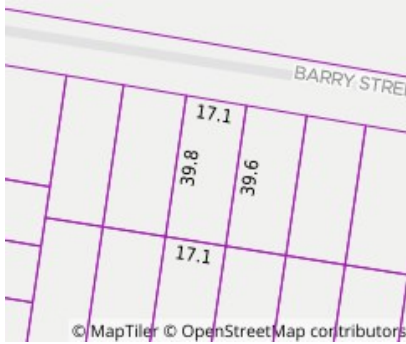
	Address of comparable property	Price	Date of sale
1	39 Mclean St MORWELL 3840	$235,000	08/10/2020
2	61 Well St MORWELL 3840	$220,000	01/03/2021
3	74 Comans St MORWELL 3840	$218,500	10/03/2021

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:	05/05/2021 15:31

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Property Type: House (Previously Occupied - Detached)
Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price
$245,000
Median House Price
March quarter 2021: $255,000

Comparable Properties

39 Mclean St MORWELL 3840 (VG)

🛏 **2** 🛁 **-** 🚗 **-**

Price: $235,000
Method: Sale
Date: 08/10/2020
Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments

61 Well St MORWELL 3840 (VG)

🛏 **2** 🛁 **-** 🚗 **-**

Price: $220,000
Method: Sale
Date: 01/03/2021
Property Type: House (Res)
Land Size: 783 sqm approx

Agent Comments

74 Comans St MORWELL 3840 (REI/VG)

🛏 **2** 🛁 **1** 🚗 **2**

Price: $218,500
Method: Private Sale
Date: 10/03/2021
Property Type: House
Land Size: 799 sqm approx

Agent Comments

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