

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

23 Kokoda Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$120,000

Median sale price

Median price

\$205,000

Property Type

House

Suburb

Morwell

Period - From

01/04/2020

to

30/06/2020

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	8 Churchill Rd MORWELL 3840	\$130,000	15/05/2020
2	48 Butters St MORWELL 3840	\$128,000	20/08/2020
3	30 Hourigan Rd MORWELL 3840	\$123,000	09/06/2020

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:

07/10/2020 16:29



Property Type: House (Previously Occupied - Detached)
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
\$120,000
Median House Price
June quarter 2020: \$205,000

Comparable Properties



8 Churchill Rd MORWELL 3840 (VG)

Agent Comments



Price: \$130,000
Method: Sale
Date: 15/05/2020
Property Type: House (Res)
Land Size: 724 sqm approx



48 Butters St MORWELL 3840 (VG)

Agent Comments



Price: \$128,000
Method: Sale
Date: 20/08/2020
Property Type: House (Res)
Land Size: 602 sqm approx



30 Hourigan Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$123,000
Method: Private Sale
Date: 09/06/2020
Property Type: House
Land Size: 518 sqm approx