Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 23 Kokoda Street, Morwell Vic 3840

Indicative selling price

| For the meaning of t | his price see consum | er.vic.gov.au/und | erquoting |
|----------------------|----------------------|-------------------|-----------|
| | | | |

Single price \$120,000

Median sale price

| Median price | \$205,000 | Pro | perty Type Hou | ISE | S | Suburb | Morwell |
|---------------|------------|-----|----------------|-----|--------|--------|---------|
| Period - From | 01/04/2020 | to | 30/06/2020 | Sou | ırce R | 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.

| Add | dress 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)

48 Butters St MORWELL 3840 (VG)

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

Agent Comments



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

2



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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.