

## 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

82 Elgin Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$297,500

### Median sale price

Median price \$187,000

Property Type House

Suburb Morwell

Period - From 01/10/2018

to 30/09/2019

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	13 Mclean St MORWELL 3840	\$310,000	12/12/2018
2	8 Patricia St MORWELL 3840	\$310,000	29/06/2018
3	113 Princes Dr MORWELL 3840	\$300,000	13/02/2019

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:

25/10/2019 09:43

82 Elgin Street, Morwell Vic 3840

**RENNIE**  
PROPERTY SALES

Peter Rennie

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**Indicative Selling Price**

\$297,500

**Median House Price**

Year ending September 2019: \$187,000



3 bedrooms 1 bathroom 1 car

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 720 sqm approx

**Agent Comments**

## Comparable Properties



**13 Mclean St MORWELL 3840 (VG)**

**Agent Comments**

4 bedrooms 1 bathroom 1 car

**Price:** \$310,000

**Method:** Sale

**Date:** 12/12/2018

**Property Type:** House (Res)

**Land Size:** 646 sqm approx



**8 Patricia St MORWELL 3840 (REI/VG)**

**Agent Comments**

4 bedrooms 2 bathrooms 3 cars

**Price:** \$310,000

**Method:** Private Sale

**Date:** 29/06/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 634 sqm approx



**113 Princes Dr MORWELL 3840 (REI/VG)**

**Agent Comments**

4 bedrooms 1 bathroom 2 cars

**Price:** \$300,000

**Method:** Private Sale

**Date:** 13/02/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 1021 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.