# 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 8 Manor Rise, Morwell Vic 3840

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	u/underquoting	g	
Single price	e \$385,000					
Median sale p	rice					
Median price	\$218,500	Pro	operty Type Hou	use	Suburb	Morwell
Period - From	01/10/2020	to	31/12/2020	Sourc	ce 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.

Ad	dress of comparable property	Price	Date of sale
1	2-4 Granya Gr MORWELL 3840	\$370,000	14/07/2020
2	19a Elgin St MORWELL 3840	\$335,000	06/05/2020
3	49 Mclean St MORWELL 3840	\$307,000	01/06/2020

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:

04/02/2021 10:42









Property Type: Land Land Size: 1402 sqm approx Agent Comments Indicative Selling Price \$385,000 Median House Price December quarter 2020: \$218,500

# **Comparable Properties**



2-4 Granya Gr MORWELL 3840 (REI)

Price: \$370,000 Method: Private Sale Date: 14/07/2020 Property Type: House (Res) Land Size: 1581 sqm approx Agent Comments

19a Elgin St MORWELL 3840 (VG)

Agent Comments



Price: \$335,000 Method: Sale Date: 06/05/2020 Property Type: House (Res) Land Size: 1000 sqm approx

49 Mclean St MORWELL 3840 (REI/VG)

**1** 4 **1 2** 

Agent Comments

Price: \$307,000 Method: Private Sale Date: 01/06/2020 Property Type: House (Res) Land Size: 1386 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.