

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

17 Jane Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$259,500

Median sale price

Median price

\$195,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2019

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 | 52 Mclean St MORWELL 3840 | \$297,500 | 02/09/2019 |
| 2 | 41 White St MORWELL 3840 | \$245,000 | 27/08/2019 |
| 3 | 2 Watt St MORWELL 3840 | \$220,000 | 16/10/2019 |

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:

06/01/2020 14:29



3 1 1

Property Type: House
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price

\$259,500

Median House Price

September quarter 2019: \$195,000

Comparable Properties

52 Mclean St MORWELL 3840 (REI/VG)

Agent Comments

3 2 4

Price: \$297,500
Method: Private Sale
Date: 02/09/2019
Property Type: House (Res)
Land Size: 660 sqm approx



41 White St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$245,000
Method: Private Sale
Date: 27/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 652 sqm approx



2 Watt St MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$220,000
Method: Private Sale
Date: 16/10/2019
Rooms: 4
Property Type: House (Res)
Land Size: 614 sqm approx