

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

4/21 Ann Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$219,000

Median sale price

Median price

\$190,000

Property Type

Unit

Suburb

Morwell

Period - From

01/10/2019

to

31/12/2019

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 | 1/18 Ann St MORWELL 3840 | \$240,000 | 23/01/2019 |
| 2 | 5/21 Ann St MORWELL 3840 | \$225,000 | 11/02/2020 |
| 3 | 2/10 Ann St MORWELL 3840 | \$200,000 | 03/04/2019 |

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:

18/03/2020 17:00



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$219,000

Median Unit Price

December quarter 2019: \$190,000

Comparable Properties



1/18 Ann St MORWELL 3840 (VG)

Agent Comments



Price: \$240,000

Method: Sale

Date: 23/01/2019

Property Type: Flat/Unit/Apartment (Res)



5/21 Ann St MORWELL 3840 (REI)

Agent Comments



Price: \$225,000

Method: Private Sale

Date: 11/02/2020

Property Type: Unit

Land Size: 156 sqm approx

2/10 Ann St MORWELL 3840 (REI)

Agent Comments



Price: \$200,000

Method: Private Sale

Date: 03/04/2019

Property Type: Unit

Land Size: 207 sqm approx