

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

32 Avondale Road, Morwell Vic 3840

Indicative selling price

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

Single price \$285,000

Median sale price

Median price \$205,000

Property Type House

Suburb Morwell

Period - From 01/04/2020

to 30/06/2020

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	11 Winifred St MORWELL 3840	\$292,000	15/05/2020
3	16 Mcdonald St MORWELL 3840	\$285,000	11/12/2019

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:

07/09/2020 15:30



Property Type: House

Land Size: 647 sqm approx

Agent Comments

Comparable Properties

52 Mclean St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$297,500

Method: Private Sale

Date: 02/09/2019

Property Type: House (Res)

Land Size: 660 sqm approx

11 Winifred St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$292,000

Method: Private Sale

Date: 15/05/2020

Property Type: House (Res)

Land Size: 698 sqm approx

16 McDonald St MORWELL 3840 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 11/12/2019

Property Type: House (Res)

Land Size: 574 sqm approx

