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

7 Evans Street, Morwell Vic 3840

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	l/underquo	ting			
Single pric	e \$875,000								
Median sale p	rice								
Median price	\$123,500	Pro	operty Type	Vac	ant land		Suburb	Morwell	
Period - From	18/09/2019	to	17/09/2020)	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1 Shelby Cr MORWELL 3840	\$90,000	18/12/2019
2	3 Langford St MORWELL 3840	\$85,000	21/03/2019
3	3 Shelby Cr MORWELL 3840	\$75,000	15/07/2019

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:

18/09/2020 12:30









Property Type: Land (Res) **Land Size:** 619 sqm approx Agent Comments Indicative Selling Price \$875,000 Median Land Price 18/09/2019 - 17/09/2020: \$123,500

Comparable Properties



1 Shelby Cr MORWELL 3840 (REI/VG)

3 Langford St MORWELL 3840 (REI/VG)

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Price: \$90,000 Method: Private Sale Date: 18/12/2019 Property Type: Land (Res) Land Size: 605 sqm approx Agent Comments

Agent Comments



Price: \$85,000 Method: Private Sale Date: 21/03/2019 Property Type: Land (Res) Land Size: 791 sqm approx

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3 Shelby Cr MORWELL 3840 (VG)

Agent Comments



Price: \$75,000 Method: Sale Date: 15/07/2019 Property Type: Land Land Size: 586 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.