

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 consumer.vic.gov.au/underquoting

Single price

\$875,000

Median sale price

Median price

\$123,500

Property Type

Vacant land

Suburb

Morwell

Period - From

18/09/2019

to

17/09/2020

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	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)

Agent Comments



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



3 Langford St MORWELL 3840 (REI/VG)

Agent Comments



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



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