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

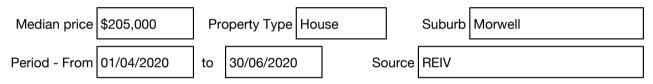
1 Brampton Avenue, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$395,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	13 Wyung Dr MORWELL 3840	\$375,000	28/08/2019
2	28 Sowerby Rd MORWELL 3840	\$356,000	13/06/2019
3			

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 eighteen months.

This Statement of Information was prepared on:

23/09/2020 17:27









Property Type: House Land Size: 740 sqm approx Agent Comments Indicative Selling Price \$395,000 Median House Price June quarter 2020: \$205,000

Comparable Properties



13 Wyung Dr MORWELL 3840 (REI/VG)

Price: \$375,000 Method: Private Sale Date: 28/08/2019 Property Type: House (Res) Land Size: 662 sqm approx Agent Comments

28 Sowerby Rd MORWELL 3840 (VG)

Agent Comments



Price: \$356,000 Method: Sale Date: 13/06/2019 Property Type: House (Res) Land Size: 628 sqm approx

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 eighteen months.

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.