

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

152 Vincent Road, Morwell Vic 3840

Indicative selling price

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

Single price

\$200,000

Median sale price

Median price

\$215,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2020

to

31/12/2020

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	5 Dayble St MORWELL 3840	\$199,000	27/11/2020
2	10 Gona St MORWELL 3840	\$195,500	15/12/2020
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 18 months.~~

This Statement of Information was prepared on:

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Property Type: House (Previously Occupied - Detached)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$200,000
Median House Price
Year ending December 2020: \$215,000

Comparable Properties



5 Dayble St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$199,000
Method: Private Sale
Date: 27/11/2020
Rooms: 3
Property Type: House
Land Size: 637 sqm approx



10 Gona St MORWELL 3840 (REI)

Agent Comments



Price: \$195,500
Method: Private Sale
Date: 15/12/2020
Property Type: House
Land Size: 725 sqm approx