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

74 Holmes Road, Morwell Vic 3840

Indicative selling price

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

Single price | $329,000

Median sale price

| Median price | $229,000 | Property Type | House | Suburb | Morwell |

| Period - From | 01/07/2020 | to | 30/09/2020 | 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	8 Melanie Ct MORWELL 3840	$330,000	18/11/2020
2	23 Collins St MORWELL 3840	$315,000	17/12/2020
3	10 Kennedy St MORWELL 3840	$310,000	16/11/2020

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: | 21/12/2020 15:08

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Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price
$329,000
Median House Price
September quarter 2020: $229,000

Comparable Properties

8 Melanie Ct MORWELL 3840 (REI)

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Price: $330,000
Method: Private Sale
Date: 18/11/2020
Property Type: House
Land Size: 681 sqm approx

Agent Comments

23 Collins St MORWELL 3840 (REI)

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Price: $315,000
Method: Private Sale
Date: 17/12/2020
Rooms: 4
Property Type: House
Land Size: 613 sqm approx

Agent Comments

10 Kennedy St MORWELL 3840 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $310,000
Method: Private Sale
Date: 16/11/2020
Property Type: House
Land Size: 480 sqm approx

Agent Comments

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244