

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

118 Commercial Road, Morwell Vic 3840

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$187,000

Property Type House

Suburb Morwell

Period - From 01/10/2018

to 30/09/2019

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	9 Mcmillan St MORWELL 3840	\$275,000	15/04/2019
2	74 Holmes Rd MORWELL 3840	\$275,000	04/12/2018
3	13 Crinigan Rd MORWELL 3840	\$270,000	30/07/2018

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:

25/10/2019 09:39

118 Commercial Road, Morwell Vic 3840

RENNIE
PROPERTY SALES

Peter Rennie

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Indicative Selling Price

\$265,000

Median House Price

Year ending September 2019: \$187,000

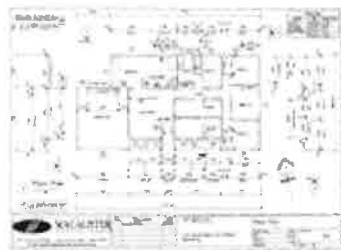


Property Type: House (Previously Occupied - Detached)

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



9 Mcmillan St MORWELL 3840 (REI)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 15/04/2019

Property Type: House (Res)

Land Size: 441 sqm approx



74 Holmes Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 04/12/2018

Property Type: House (Res)

Land Size: 597 sqm approx



13 Crinigan Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$270,000

Method: Private Sale

Date: 30/07/2018

Property Type: House

Land Size: 694 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.