

# 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

38 Booth Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$180,000

### Median sale price

Median price \$190,000

Property Type House

Suburb Morwell

Period - From 19/11/2019

to 18/11/2020

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	80 Holmes Rd MORWELL 3840	\$215,000	05/09/2020
2	7 James St MORWELL 3840	\$197,000	17/08/2020
3	22 Dayble St MORWELL 3840	\$180,000	07/08/2020

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:

19/11/2020 12:33

38 Booth Street, Morwell Vic 3840

**RENNIE**  
PROPERTY SALES



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 568 sqm approx

Agent Comments

**Indicative Selling Price**

\$180,000

**Median House Price**

19/11/2019 - 18/11/2020: \$190,000

## Comparable Properties



**80 Holmes Rd MORWELL 3840 (VG)**

Agent Comments



**Price:** \$215,000

**Method:** Sale

**Date:** 05/09/2020

**Property Type:** House (Res)

**Land Size:** 565 sqm approx



**7 James St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$197,000

**Method:** Private Sale

**Date:** 17/08/2020

**Property Type:** House (Res)

**Land Size:** 1023 sqm approx



**22 Dayble St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$180,000

**Method:** Private Sale

**Date:** 07/08/2020

**Property Type:** House (Res)

**Land Size:** 629 sqm approx