

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

49 Savige Street, Morwell Vic 3840

Indicative selling price

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

Single price \$145,000

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	7 Tobruk St MORWELL 3840	\$150,000	26/06/2019
2	4 Kokoda St MORWELL 3840	\$150,000	21/06/2019
3	11 Livingstone St MORWELL 3840	\$146,000	13/06/2019

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:

21/10/2019 16:09



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Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price
\$145,000

Median House Price
Year ending September 2019: \$187,000

Comparable Properties



7 Tobruk St MORWELL 3840 (VG)

Agent Comments

2 - -

Price: \$150,000

Method: Sale

Date: 26/06/2019

Property Type: House (Res)

Land Size: 645 sqm approx



4 Kokoda St MORWELL 3840 (REI)

Agent Comments

2 1 1

Price: \$150,000

Method: Private Sale

Date: 21/06/2019

Property Type: House (Res)



11 Livingstone St MORWELL 3840 (REI/VG)

Agent Comments

2 1 2

Price: \$146,000

Method: Private Sale

Date: 13/06/2019

Property Type: House

Land Size: 784 sqm approx