

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

96 Vincent Road, Morwell Vic 3840

Indicative selling price

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

Single price \$176,000

Median sale price

Median price \$195,000

Property Type House

Suburb Morwell

Period - From 01/01/2019

to

31/12/2019

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 11 Margaret St MORWELL 3840	\$180,000	22/01/2020
2 45 Vincent Rd MORWELL 3840	\$171,000	10/10/2019
3 8 Butters St MORWELL 3840	\$170,500	04/10/2019

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:

17/02/2020 13:28



Property Type: House (Previously Occupied - Detached)
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$176,000
Median House Price
Year ending December 2019: \$195,000

Comparable Properties



11 Margaret St MORWELL 3840 (REI)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 22/01/2020
Rooms: 5
Property Type: House
Land Size: 591 sqm approx



45 Vincent Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$171,000
Method: Private Sale
Date: 10/10/2019
Property Type: House (Res)
Land Size: 843 sqm approx



8 Butters St MORWELL 3840 (VG)

Agent Comments



Price: \$170,500
Method: Sale
Date: 04/10/2019
Property Type: House (Res)
Land Size: 729 sqm approx