

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

1 Shelby Crescent, Morwell Vic 3840

Indicative selling price

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

Single price

\$97,000

Median sale price

Median price

\$133,000

Property Type

Vacant land

Suburb

Morwell

Period - From

11/12/2018

to

10/12/2019

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	69 Church St MORWELL 3840	\$97,500	11/07/2019
2	24 Hoyle St MORWELL 3840	\$94,000	19/07/2018
3	40 Sowerby Rd MORWELL 3840	\$94,000	07/12/2018

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:

11/12/2019 15:54



Property Type:
Agent Comments

Indicative Selling Price
\$97,000

Median Land Price
11/12/2018 - 10/12/2019: \$133,000

Comparable Properties



69 Church St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$97,500
Method: Private Sale
Date: 11/07/2019
Property Type: Land (Res)
Land Size: 533 sqm approx



24 Hoyle St MORWELL 3840 (VG)

Agent Comments



Price: \$94,000
Method: Sale
Date: 19/07/2018
Property Type: Land
Land Size: 490 sqm approx



40 Sowerby Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$94,000
Method: Private Sale
Date: 07/12/2018
Property Type: Land
Land Size: 607 sqm approx