

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	38 Donald Street, Morwell Vic 3840					
Including suburb or						
locality andpostcode						

Indicative selling price

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

Single price \$235,000

Median sale price

Median price	\$179,500	Hou	ise X	Unit		Suburb or locality	Morwell
Period - From	01/01/2018	to	31/03/2018		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 eighteen 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 74 Sherrin St MORWELL 3840 \$228,500 07/12/2017 2 52 Tarwin St MORWELL 3840 \$225,000 24/12/2017 3 48 Mclean St MORWELL 3840 \$220,000 19/12/2017

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 eighteen months.





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Property Type: House (Previously

Occupied - Detached) Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price \$235,000 **Median House Price** March quarter 2018: \$179,500

Comparable Properties



74 Sherrin St MORWELL 3840 (VG)





Price: \$228,500 Method: Sale Date: 07/12/2017

Rooms: -

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments







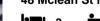


Price: \$225.000 Method: Sale Date: 24/12/2017

Rooms: -

Property Type: House (Res) Land Size: 806 sqm approx

Agent Comments









Price: \$220,000 Method: Sale Date: 19/12/2017

Rooms: -

Property Type: House (Res) Land Size: 680 sqm approx

Agent Comments



Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244

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