

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

25 Angus Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$137,000

Median sale price

Median price

\$195,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2019

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 Kathleen St MORWELL 3840	\$132,500	07/11/2019
2	7 Mulcare St MORWELL 3840	\$120,100	30/11/2019
3	112 Comans St MORWELL 3840	\$117,000	21/11/2019

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:

11/12/2019 12:21



Property Type: House (Previously Occupied - Detached)
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price

\$137,000

Median House Price

September quarter 2019: \$195,000

Comparable Properties



7 Kathleen St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$132,500
Method: Private Sale
Date: 07/11/2019
Property Type: House (Res)
Land Size: 603 sqm approx



7 Mulcare St MORWELL 3840 (REI)

Agent Comments



Price: \$120,100
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 636 sqm approx



112 Comans St MORWELL 3840 (REI)

Agent Comments



Price: \$117,000
Method: Private Sale
Date: 21/11/2019
Property Type: House (Res)
Land Size: 694 sqm approx