

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

2 Shaw Street, Morwell Vic 3840

Indicative selling price

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

Single price \$229,000

Median sale price

Median price \$275,000

Property Type House

Suburb Morwell

Period - From 01/07/2021

to 30/09/2021

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.

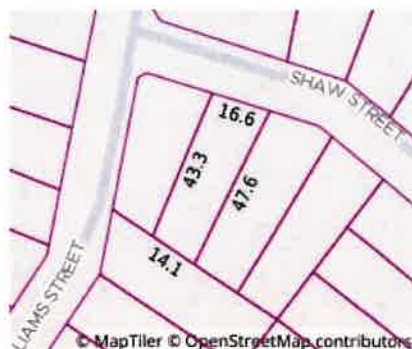
	Address of comparable property	Price	Date of sale
1	44 Savige St MORWELL 3840	\$223,000	11/10/2021
2	60 Haywood St MORWELL 3840	\$220,000	11/08/2021
3	8 Quigley St MORWELL 3840	\$220,000	20/07/2021

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:

13/12/2021 13:03



Property Type: House (Previously Occupied - Detached)
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
\$229,000

Median House Price
September quarter 2021: \$275,000

Comparable Properties



44 Savage St MORWELL 3840 (VG)

[Agent Comments](#)



Price: \$223,000
Method: Sale
Date: 11/10/2021
Property Type: House (Res)
Land Size: 629 sqm approx



60 Haywood St MORWELL 3840 (REI/VG)

[Agent Comments](#)



Price: \$220,000
Method: Private Sale
Date: 11/08/2021
Property Type: House
Land Size: 586 sqm approx



8 Quigley St MORWELL 3840 (REI/VG)

[Agent Comments](#)



Price: \$220,000
Method: Private Sale
Date: 20/07/2021
Property Type: House
Land Size: 744 sqm approx