Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	2 Shaw Street, Morwell Vic 3840
Including suburb or	
locality and postcode	

Indicative selling price

Property offered for sale

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

Single price \$229,000

Median sale price

Median price	\$275,000	Pro	perty 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

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.

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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 Savige St MORWELL 3840 (VG)

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Price: \$223,000 Method: Sale Date: 11/10/2021

Property Type: House (Res) Land Size: 629 sqm approx **Agent Comments**



60 Haywood St MORWELL 3840 (REI/VG)

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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)

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

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





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