

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb or
locality and postcode

5 Williams Street, Morwell Vic 3840

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$122,000

Median sale price

Median price \$173,000

House

X

Unit

Suburb or locality Morwell

Period - From 01/04/2017

to

30/06/2017

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	50 Porter St MORWELL 3840	\$124,000	24/07/2017
2	14 Sydney St MORWELL 3840	\$123,000	06/03/2017
3	46 Mcmillan St MORWELL 3840	\$115,000	04/07/2017

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.~~

5 Williams Street, Morwell Vic 3840

RENNIE
PROPERTY SALES

Sandra Rennie

03 51337900

0403622733

sandra@renniepropertysales.com.au

Indicative Selling Price

\$122,000

Median House Price

June quarter 2017: \$173,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 801 sqm approx

Agent Comments

Well presented, neat and tidy 3 bedroom weatherboard home on large block . Updated bathroom and appliances.

Comparable Properties



50 Porter St MORWELL 3840 (REI)

Agent Comments



Price: \$124,000

Method: Private Sale

Date: 24/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 587 sqm approx



14 Sydney St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$123,000

Method: Private Sale

Date: 06/03/2017

Rooms: 4

Property Type: House (Res)

Land Size: 741 sqm approx



46 Mcmillan St MORWELL 3840 (REI)

Agent Comments



Price: \$115,000

Method: Private Sale

Date: 04/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 734 sqm approx