Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address |115 Princes Drive, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price	\$545,000					

Median sale price

Median price	\$350,000	Pro	operty Type Hou	ISE	Suburb	Morwell
Period - From	01/10/2021	to	31/12/2021	Sourc	e 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	28 Hazelwood Rd MORWELL 3840	\$550,000	07/04/2021
2	86 Commercial Rd MORWELL 3840	\$515,000	17/12/2021
3			

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.

This Statement of Information was prepared on:

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Rooms: 6 Property Type: House Land Size: 770 sqm approx Agent Comments Indicative Selling Price \$545,000 Median House Price December quarter 2021: \$350,000

Comparable Properties



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.

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





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