# 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

146 Vincent Road, Morwell Vic 3840

#### Indicative selling price

For the meaning c	of this price see co	onsumer.vic.gov.au/	underquot	ing
	[	7		

Single price \$365,000

#### Median sale price

Median price	\$315,000	Pro	perty Type Hou	lse	Suburb	Morwell
Period - From	01/01/2022	to	31/03/2022	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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	24 Roger St MORWELL 3840	\$399,000	11/05/2022
2	54 Crinigan Rd MORWELL 3840	\$387,000	29/03/2022
3	47 The Boulevard MORWELL 3840	\$385,000	12/04/2022

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:

23/05/2022 10:07



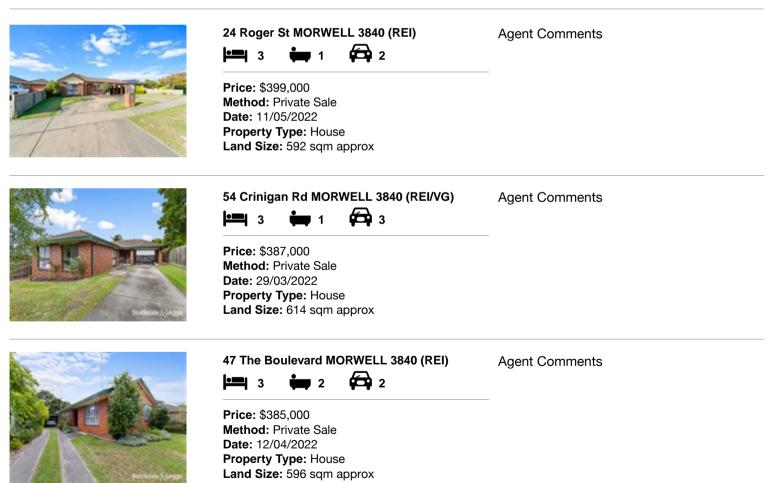






**Property Type:** House (Res) **Land Size:** 697 sqm approx Agent Comments Indicative Selling Price \$365,000 Median House Price March quarter 2022: \$315,000

# **Comparable Properties**



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





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