

# 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

10 Angus Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$100,000

### Median sale price

Median price

\$195,000

Property Type

House

Suburb

Morwell

Period - From

04/12/2019

to

03/12/2020

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	35 Hopetoun Av MORWELL 3840	\$100,000	26/03/2020
2	28 Hyland St MORWELL 3840	\$82,000	12/09/2019
3	20 Butters St MORWELL 3840	\$70,000	17/06/2019

**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:

04/12/2020 15:25



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 626 sqm approx  
Agent Comments

**Indicative Selling Price**

\$100,000

**Median House Price**

04/12/2019 - 03/12/2020: \$195,000

## Comparable Properties



**35 Hopetoun Av MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$100,000  
**Method:** Private Sale  
**Date:** 26/03/2020  
**Property Type:** House  
**Land Size:** 736 sqm approx



**28 Hyland St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$82,000  
**Method:** Private Sale  
**Date:** 12/09/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 804 sqm approx



**20 Butters St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$70,000  
**Method:** Auction Sale  
**Date:** 17/06/2019  
**Property Type:** House (Res)  
**Land Size:** 705 sqm approx