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 24 Bunyip Court, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$495,000								
Median sale price									
Median price	\$350,000	Property Type House			Suburb	Morwell			
Period - From	01/10/2021	to	31/12/2021	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.

Add	dress of comparable property	Price	Date of sale
1	10 Spring Ct MORWELL 3840	\$465,000	28/01/2022
2	2 Bunyip Ct MORWELL 3840	\$460,000	31/01/2022
3	10 Dargo Cr MORWELL 3840	\$452,500	29/11/2021

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:

02/03/2022 16:56



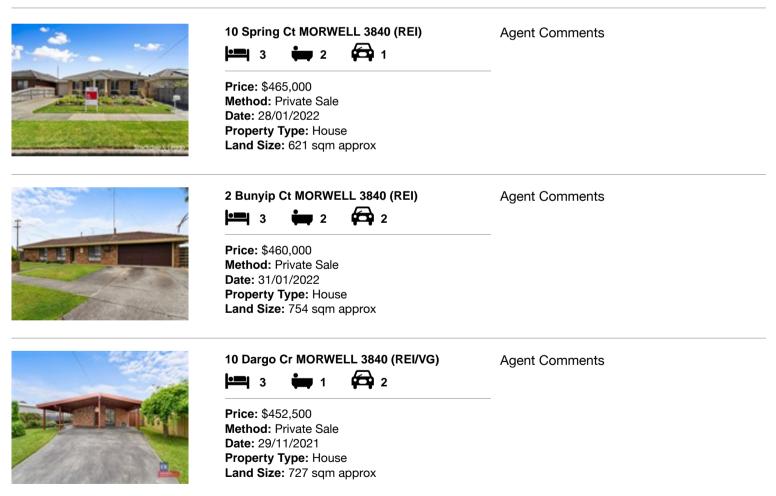




1 - 🛱

Property Type: House (Previously Occupied - Detached) Land Size: 710 sqm approx Agent Comments Indicative Selling Price \$495,000 Median House Price December quarter 2021: \$350,000

Comparable Properties



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





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