

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

2 Woorarra Court, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$439,900

Median sale price

Median price

\$218,500

Property Type

House

Suburb

Morwell

Period - From

01/10/2020

to

31/12/2020

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.

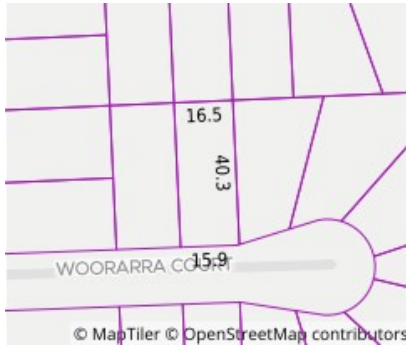
	Address of comparable property	Price	Date of sale
1	22 Sowerby Rd MORWELL 3840	\$439,000	15/01/2021
2	20 Heritage Blvd MORWELL 3840	\$410,000	20/11/2020
3	3 Pickering Av MORWELL 3840	\$410,000	28/07/2020

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:

21/01/2021 15:14



Property Type: House (Previously Occupied - Detached)
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price

\$439,900

Median House Price

December quarter 2020: \$218,500

Comparable Properties



22 Sowerby Rd MORWELL 3840 (REI)

Agent Comments



Price: \$439,000
Method: Private Sale
Date: 15/01/2021
Property Type: House
Land Size: 628 sqm approx



20 Heritage Blvd MORWELL 3840 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 20/11/2020
Property Type: House (Res)
Land Size: 525 sqm approx



3 Pickering Av MORWELL 3840 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 28/07/2020
Property Type: House (Res)
Land Size: 830 sqm approx