

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

22 Sherrin Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$179,500

Median sale price

Median price

\$207,500

Property Type

Vacant land

Suburb

Morwell

Period - From

10/06/2021

to

09/06/2022

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	9 Gillie Cr MORWELL 3840	\$200,000	15/03/2022
2	4a Godridge Rd MORWELL 3840	\$197,000	30/10/2021
3	65 Mountain Grey Cirt MORWELL 3840	\$155,000	01/11/2021

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:

10/06/2022 14:58



2 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 841 sqm approx

Agent Comments

Indicative Selling Price

\$179,500

Median Land Price

10/06/2021 - 09/06/2022: \$207,500

Comparable Properties



9 Gillie Cr MORWELL 3840 (REI/VG)

Agent Comments

- - -

Price: \$200,000

Method: Private Sale

Date: 15/03/2022

Property Type: Land

Land Size: 694 sqm approx



4a Godridge Rd MORWELL 3840 (VG)

Agent Comments

- - -

Price: \$197,000

Method: Sale

Date: 30/10/2021

Property Type: Land

Land Size: 836 sqm approx

65 Mountain Grey Cirt MORWELL 3840 (VG)

Agent Comments

- - -

Price: \$155,000

Method: Sale

Date: 01/11/2021

Property Type: Land

Land Size: 523 sqm approx

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