

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

5 Martin Grove, Morwell Vic 3840

Indicative selling price

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

Single price

\$215,000

Median sale price

Median price

\$195,000

Property Type

House

Suburb

Morwell

Period - From

01/10/2019

to

31/12/2019

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	71 Vincent Rd MORWELL 3840	\$235,000	19/12/2019
2	32 Hopetoun Av MORWELL 3840	\$207,000	16/03/2020
3	2 Sinclair Av MORWELL 3840	\$205,000	04/11/2019

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:

19/03/2020 15:25



3 1 2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$215,000
Median House Price
December quarter 2019: \$195,000

Comparable Properties



71 Vincent Rd MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$235,000
Method: Private Sale
Date: 19/12/2019
Rooms: 3
Property Type: House (Res)
Land Size: 669 sqm approx



32 Hopetoun Av MORWELL 3840 (REI)

Agent Comments

3 1 1

Price: \$207,000
Method: Private Sale
Date: 16/03/2020
Property Type: House (Res)
Land Size: 687 sqm approx



2 Sinclair Av MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$205,000
Method: Private Sale
Date: 04/11/2019
Property Type: House
Land Size: 675 sqm approx