

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

20 Tulloch Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$155,000

Median sale price

Median price

\$180,000

Property Type

House

Suburb

Morwell

Period - From

24/01/2019

to

23/01/2020

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 eighteen 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	4 Kokoda St MORWELL 3840	\$150,000	21/06/2019
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

24/01/2020 10:23



Property Type: House (Previously Occupied - Detached)
Land Size: 621 sqm approx
Agent Comments

Indicative Selling Price
\$155,000
Median House Price
24/01/2019 - 23/01/2020: \$180,000

Comparable Properties



4 Kokoda St MORWELL 3840 (REI)

Agent Comments



Price: \$150,000
Method: Private Sale
Date: 21/06/2019
Property Type: House (Res)

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 eighteen months.