

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

27 Porter Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$209,000

Median sale price

Median price

\$230,000

Property Type

House

Suburb

Morwell

Period - From

17/06/2020

to

16/06/2021

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.

	Address of comparable property	Price	Date of sale
1	40 Porter St MORWELL 3840	\$213,000	15/03/2021
2	9 Buna St MORWELL 3840	\$185,000	10/05/2021
3	18 Crinigan Rd MORWELL 3840	\$180,000	12/03/2021

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:

17/06/2021 15:47



Property Type:
Agent Comments

Indicative Selling Price

\$209,000

Median House Price

17/06/2020 - 16/06/2021: \$230,000

Comparable Properties



40 Porter St MORWELL 3840 (REI)

Agent Comments



Price: \$213,000

Method: Private Sale

Date: 15/03/2021

Property Type: House

Land Size: 656 sqm approx



9 Buna St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$185,000

Method: Private Sale

Date: 10/05/2021

Property Type: House

Land Size: 701 sqm approx



18 Crinigan Rd MORWELL 3840 (VG)

Agent Comments



Price: \$180,000

Method: Sale

Date: 12/03/2021

Property Type: House (Res)

Land Size: 620 sqm approx