Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5/19 Ann Street, Morwell Vic 3840

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.a	u/underquot	ting				
Single price	e \$230,000	\$230,000							
Median sale price									
Median price	\$245,000	Pro	perty Type Un	it		Suburb	Morwell		
Period - From	01/01/2021	to	31/03/2021	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/22-24 Ann St MORWELL 3840	\$210,000	23/10/2020
2	2/10 Ann St MORWELL 3840	\$220,000	21/09/2020
3	5/21 Ann St MORWELL 3840	\$225,000	11/02/2020

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:

05/07/2021 09:27









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$230,000 Median Unit Price March quarter 2021: \$245,000

Comparable Properties

6/22-24 Ann St MORWELL 3840 (VG)



Price: \$210,000 Method: Sale Date: 23/10/2020 Property Type: Strata Unit/Flat Agent Comments

2/10 Ann St MORWELL 3840 (VG)

Agent Comments



Price: \$220,000 Method: Sale Date: 21/09/2020 Property Type: Strata Unit/Flat

5/21 Ann St MORWELL 3840 (REI/VG)



_ 3840 (REI/VG) Ag

Agent Comments



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.