

# 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

51 Porter Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$95,000

### Median sale price

Median price

\$123,500

Property Type

Vacant land

Suburb

Morwell

Period - From

18/09/2019

to

17/09/2020

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 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	18 Spry St MORWELL 3840	\$97,500	14/02/2020
2	1 Shelby Cr MORWELL 3840	\$90,000	18/12/2019
3	5 Trent Ct MORWELL 3840	\$73,000	05/11/2019

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:

18/09/2020 17:06



**Property Type:** Land  
**Land Size:** 627 sqm approx  
**Agent Comments**

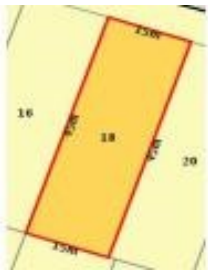
**Indicative Selling Price**

\$95,000

**Median Land Price**

18/09/2019 - 17/09/2020: \$123,500

## Comparable Properties



**18 Spry St MORWELL 3840 (REI)**

**Agent Comments**



**Price:** \$97,500  
**Method:** Private Sale  
**Date:** 14/02/2020  
**Property Type:** Land (Res)  
**Land Size:** 697 sqm approx



**1 Shelby Cr MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$90,000  
**Method:** Private Sale  
**Date:** 18/12/2019  
**Property Type:** Land (Res)  
**Land Size:** 605 sqm approx



**5 Trent Ct MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$73,000  
**Method:** Sale  
**Date:** 05/11/2019  
**Property Type:** Land  
**Land Size:** 667 sqm approx