

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

52 Porter Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$362,500

Median sale price

Median price

\$292,500

Property Type

House

Suburb

Morwell

Period - From

01/04/2021

to

30/06/2021

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	38 Grant St MORWELL 3840	\$385,000	01/07/2021
2	16 Mcdonald St MORWELL 3840	\$369,500	07/05/2021
3	36 Wallace St MORWELL 3840	\$360,000	04/08/2021

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:

09/09/2021 10:31



Property Type:
 Agent Comments

Indicative Selling Price
 \$362,500
Median House Price
 June quarter 2021: \$292,500

Comparable Properties



38 Grant St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 01/07/2021
Property Type: House
Land Size: 906 sqm approx



16 McDonald St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$369,500
Method: Private Sale
Date: 07/05/2021
Property Type: House
Land Size: 574 sqm approx



36 Wallace St MORWELL 3840 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 04/08/2021
Property Type: House
Land Size: 640 sqm approx

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