

# 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

5 Gona 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 \$145,000

### Median sale price

Median price \$187,000

Property Type House

Suburb Morwell

Period - From 01/10/2018

to 30/09/2019

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	11 Joseph Ct MORWELL 3840	\$145,000	21/08/2019
2	4 Angus St MORWELL 3840	\$142,000	14/06/2019
3	53 Savige St MORWELL 3840	\$140,000	24/06/2019

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:

21/10/2019 16:07



**Property Type:** Land  
**Land Size:** 745 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$145,000

**Median House Price**  
Year ending September 2019: \$187,000

## Comparable Properties



**11 Joseph Ct MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$145,000  
**Method:** Private Sale  
**Date:** 21/08/2019  
**Property Type:** House (Res)  
**Land Size:** 731 sqm approx



**4 Angus St MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$142,000  
**Method:** Private Sale  
**Date:** 14/06/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx

**53 Savige St MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$140,000  
**Method:** Sale  
**Date:** 24/06/2019  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx