

STATEMENT OF INFORMATION

6 SHEFFIELD STREET, MORWELL, VIC 3840

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 SHEFFIELD STREET, MORWELL, VIC

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Indicative Selling Price

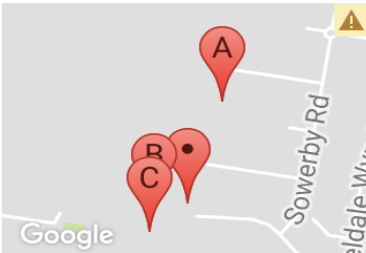
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$125,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MORWELL, VIC, 3840

Suburb Median Sale Price (Vacant Land)

\$125,000

01 January 2018 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



12 WHITBY AVE, MORWELL, VIC 3840

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Sale Price

\$125,000

Sale Date: 09/01/2018

Distance from Property: 190m



5 SHEFFIELD ST, MORWELL, VIC 3840

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Sale Price

***\$119,000**

Sale Date: 04/04/2018

Distance from Property: 54m



1 SHEFFIELD ST, MORWELL, VIC 3840

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Sale Price

\$121,500

Sale Date: 22/11/2017

Distance from Property: 78m



This report has been compiled on 14/05/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 SHEFFIELD STREET, MORWELL, VIC 3840

Indicative selling price

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

Single Price:

\$125,000

Median sale price

Median price

\$125,000

House

Unit


Suburb

MORWELL

Period

01 January 2018 to 31 March 2018

Source



Comparable property sales

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
12 WHITBY AVE, MORWELL, VIC 3840	\$125,000	09/01/2018
5 SHEFFIELD ST, MORWELL, VIC 3840	*\$119,000	04/04/2018
1 SHEFFIELD ST, MORWELL, VIC 3840	\$121,500	22/11/2017